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Return Name & Address:

Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_17-0572\_\_\_\_\_

Applicant Name: Steve Sakuma

Property Owner Name: RD AND SM LLC, S G PROPERTIES LP

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): 106470, 106471; 360335-4-003-0300, 360335-4-003-0300; within a Ptn of the NE 1/4 of the SE 1/4 of Sec 35, Twp. 36, Rge 3. As a single unit.

Lot Size: approximately 5 acres

**1. CONVEYANCE**

X *IS*, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

*IS NOT*, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

*IS*, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X *IS NOT*, the minimum lot size required for the Rural Reserve zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) and therefore IS eligible to be considered for development permits.

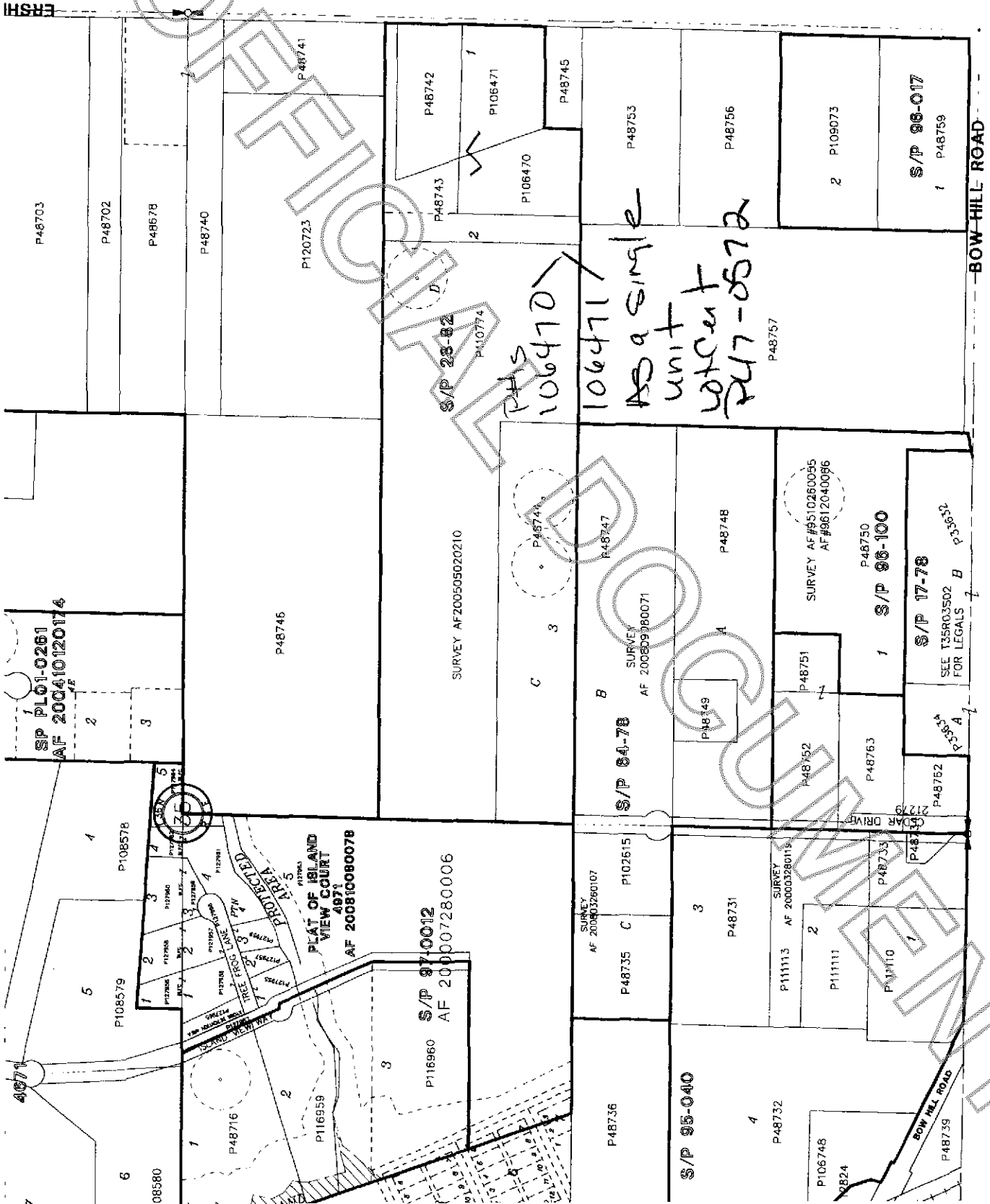
Authorized Signature: \_\_\_\_\_

Date: 11/8/2017

See attached map for Lot of Record boundaries.

These records are surveys. The Owner takes in it rarely agree to one and four  
 • THIS MAP

DR
RE
PL
MAP
COL



BOW HILL ROAD

SP PLO1-0261  
 AF 200410120174

SP P17-78  
 SEE T35R03S02  
 FOR LEGALS

SP 97-0012  
 AF 200007280006

SP 84-78

SP 96-100

SP 95-040

SP 17-78

08580

P108579

P48716

P116959

P116960

P48736

P102615

P48735

P111113

P111111

P48733

P48731

P48732

P106748

P48739

P48732

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P48732

DECLARATION OF INNOCENT PURCHASER

I, Steve Sakuma, declare that pursuant to RCW 58.17.210 and Skagit County Code 14.18.000(9), I am an innocent purchaser of real property for value and I have never received notice that the lot was not legally created as provided by Skagit County Code. In addition, I have not previously been granted innocent purchaser status by Skagit County. I understand that contiguous lots created in violation of Skagit County Code which were under the same ownership at the time of application for innocent purchaser status shall be recognized only as a single lot and combined through a boundary line adjustment.

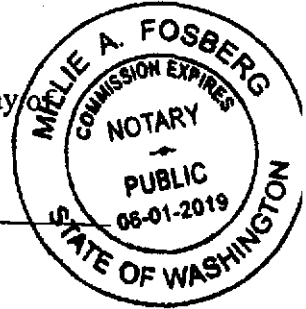
I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

EXECUTED at Burlington, Washington this 07 day of November, 2017.

[Signature]

Declarant

Declarant



ACKNOWLEDGMENT

STATE OF WASHINGTON )  
SS )  
COUNTY OF SKAGIT )

On this day personally appeared before me Millie Fosberg, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the 07 day of November, 2017.

Millie A. Fosberg Notary Public in and for the  
State of Washington residing at: Burlington, Wa  
My Commission Expires: 06-01-2019