



201801250115

Return Name & Address:

Skagit County Auditor \$77.00
1/25/2018 Page 1 of 4 2:11PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_18-0010 ✓

Applicant Name: Nancy Fullmer

Property Owner Name: same

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

P#(s): 95698; 350920-0-004-0309; within a Ptn of the SE ¼ of the NW ¼ of Sec 20, Twp. 35, Rge 9.

Lot Size: approximately 2.8 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

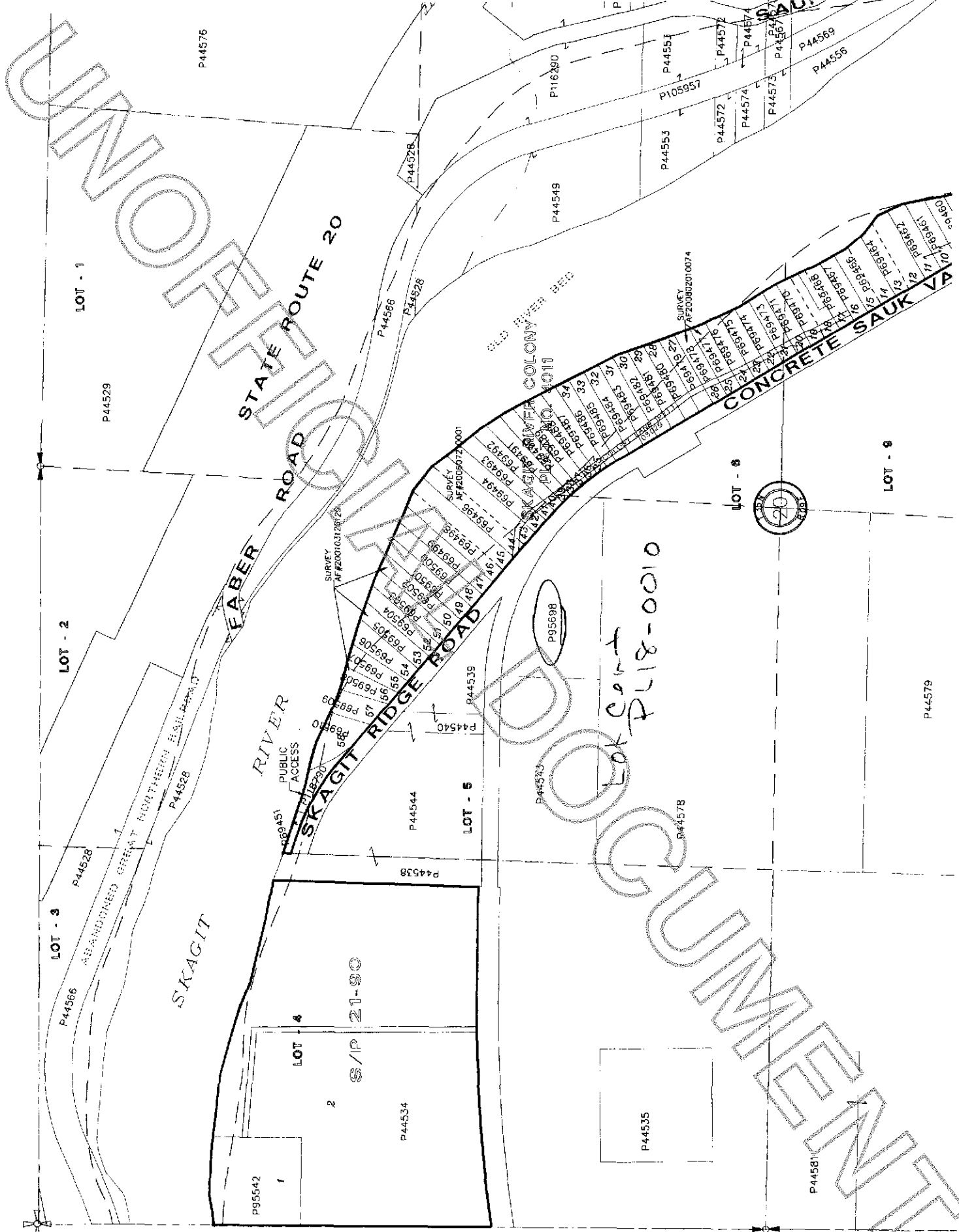
IS, the minimum lot size required for the _____ zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

X **IS NOT** the minimum lot size required for the Rural Resource-Natural Resource Land zoning district in which the lot is located, does **not** meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS NOT** eligible to be considered for development permits related to a residential dwelling. Subject property is located within the designated Instream Flow Rule area.

Authorized Signature: David Roeder

Date: 1/24/2018

See attached map for Lot of Record boundaries.



UNOFFICIAL DOCUMENT

Lot Cont P118-0010

STATE ROUTE 20

FABER ROAD

SKAGIT RIVER

SKAGIT RIDGE ROAD

OLD RIVER BED

CONCRETE SAUK WA

WILSON COLONY BEID

LOT - 1

LOT - 2

LOT - 3

LOT - 4

LOT - 5

LOT - 6

LOT - 9

P95542

1

P44534

S/P 21-90

P44538

P44544

P44539

P44540

P95698

P44533

P44578

P44535

P44581

P44579

P44576

P44529

P44528

P11890

P44553

P105957

P44572

P44574

P44575

P44569

P44556

P44528

P44586

P44528

P44574

P44575

P44576

P44577

P44578

P44579

P44580

P44581

P44582

P44583

P44584

P44585

P44586

P44587

P44588

P44589

P44590

P44591

P44592

P44593

P44594

P44595

P44596

P44597

P44598

P44599

P44600

P44601

P44602

P44603

P44604

P44605

P44606

P44607

P44608

P44609

P44610

P44611

P44612

P44613

P44614

P44615

P44616

P44617

P44618

P44619

P44620

P44621

P44622

P44623

P44624

P44625

P44626

P44627

P44628

P44629

P44630

P44631

P44632

P44633

P44634

P44635

P44636

P44637

P44638

P44639

P44640

P44641

P44642

P44643

P44644

P44645

P44646

P44647

P44648

P44649

P44650

P44651

P44652

P44653

P44654

P44655

P44656

P44657

P44658

P44659

P44660

P44661

P44662

P44663

P44664

P44665

P44666

P44667

P44668

P44669

P44670

P44671

P44672

P44673

P44674

P44675

P44676

P44677

P44678

P44679

P44680

P44681

P44682

P44683

P44684

P44685

P44686

P44687

P44688

P44689

P44690

P44691

P44692

P44693

P44694

P44695

P44696

P44697

P44698

P44699

P44700

P44701

P44702

P44703

P44704

P44705

P44706

P44707

P44708

P44709

P44710

P44711

P44712

P44713

P44714

P44715

P44716

P44717

P44718

P44719

P44720

P44721

P44722

P44723

P44724

P44725

P44726

P44727

P44728

P44729

P44730

P44731

P44732

P44733

P44734

P44735

P44736

P44737

P44738

P44739

P44740

P44741

P44742

P44743

P44744

P44745

P44746

P44747

P44748

P44749

P44750

P44751

P44752

<



Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

December 7, 2017

Ms. Nancy Fullmer
P.O. Box 474
Concrete, WA 98237

RE: Parcel P95698, 49244 Concrete Sauk Valley Road

Dear Ms. Fullmer:

It has been brought to my attention that you are the current owner of Parcel P95698, located at the address of 49244 Concrete Sauk Valley Road, Concrete, WA. It has also been brought to my attention that there may have been an inquiry regarding an attempt to obtain a Building Permit to place a shipping container on this property.

The previous owners, Sumner & Florence Hocket (both deceased) applied for a Lot Certification in 2005. The result of that review indicated that in 1990 Mr. & Mrs. Hocket conveyed only a portion of their property to Mr. & Mrs. Tony Mandrell; the portion conveyed to the Mandrell's is now owned by Mr. William Gracey. The manner in which the conveyance was accomplished was in violation of the Skagit County Subdivision regulations that were in effect in 1990. A letter explaining the situation was written in 2005 to both Mr. & Mrs. Hocket and to Mr. & Mrs. Rodney Conrad, individuals proposing to purchase the portion of the property you now own. Enclosed is a copy of the 2005 letter.

The situation at this time is that neither Mr. and Mrs. Hocket, nor the children inheriting the property attempted to correct the situation. This letter is an attempt to notify and inform you of restrictions regarding your property.

It is possible that due to your having paid a sum of money for the property that a Lot Certification could be issued based on Innocent Purchaser. The application fee for this type of Lot Certification would be \$ 136. If the Lot Certification and Innocent Purchaser process is completed, this would allow an application for an accessory structure. One shipping container is treated the same as a "stick built building". Zoning and building codes allow only one container/shed of this nature on a parcel of property. Any additional buildings, would require additional review and other types of applications.

The property is not eligible for residential development due to being located in the Rural Resource-Natural Resource Land zoning designation; being only 2.8 acres in size and within the designated area defined as the Skagit Instream Flow Rule.

Enclosed please find a copy of the Statutory Warranty Deed of your purchase; a copy of the April 14, 2005 letter to Mr. & Mrs. Rodney Conrad (a copy of which also went to Mr. & Mrs. Hocket in 2005) and a Lot Certification Application and Innocent Purchaser Form. If you would like some assistance with these forms, please feel free to contact this office.

I hope this answers your questions, however, please feel free to contact this office.

Sincerely,


Grace Roeder, Senior Planner

DECLARATION OF INNOCENT PURCHASER

I, Nancy C. Fullmer, 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. P 95698

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

EXECUTED at Edmonds, Washington this Fifth day of January, 2018.

Nancy C. Fullmer

Declarant

Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)

On this day personally appeared before me Nancy C. Fullmer, 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 5th day of Jan, 2018.



TAE H. CHONG Notary Public in and for the
State of Washington residing at: Edmonds.
My Commission Expires: 9.1.2020