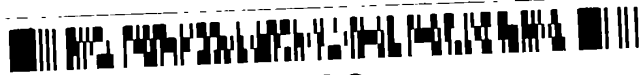


Return Name & Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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11/27/2018 01:05 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL 18-0532

Applicant Name: Colin Harding and Jana Snyder

Property Owner Name: same

The Department hereby finds that a Ptn of Lot 13, Everett's Fertile Acres, recorded in Volume 7, Pgs. 16 & 17, June 8, 1954. AF 502474

Parcel Number: P65229; 3910-000-013-0305; within a Ptn of the SE ¼ of Sec. 9, Twp 35, Rge 8.

Approximately 0.69 acres

**1. CONVEYANCE**

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance. As evidenced by the recorded Innocent Purchaser.
- 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.

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

**IS NOT** the minimum lot size required for the \_\_\_\_\_ 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.

Authorized Signature:

See Attached Map

Date: 11/25/2018

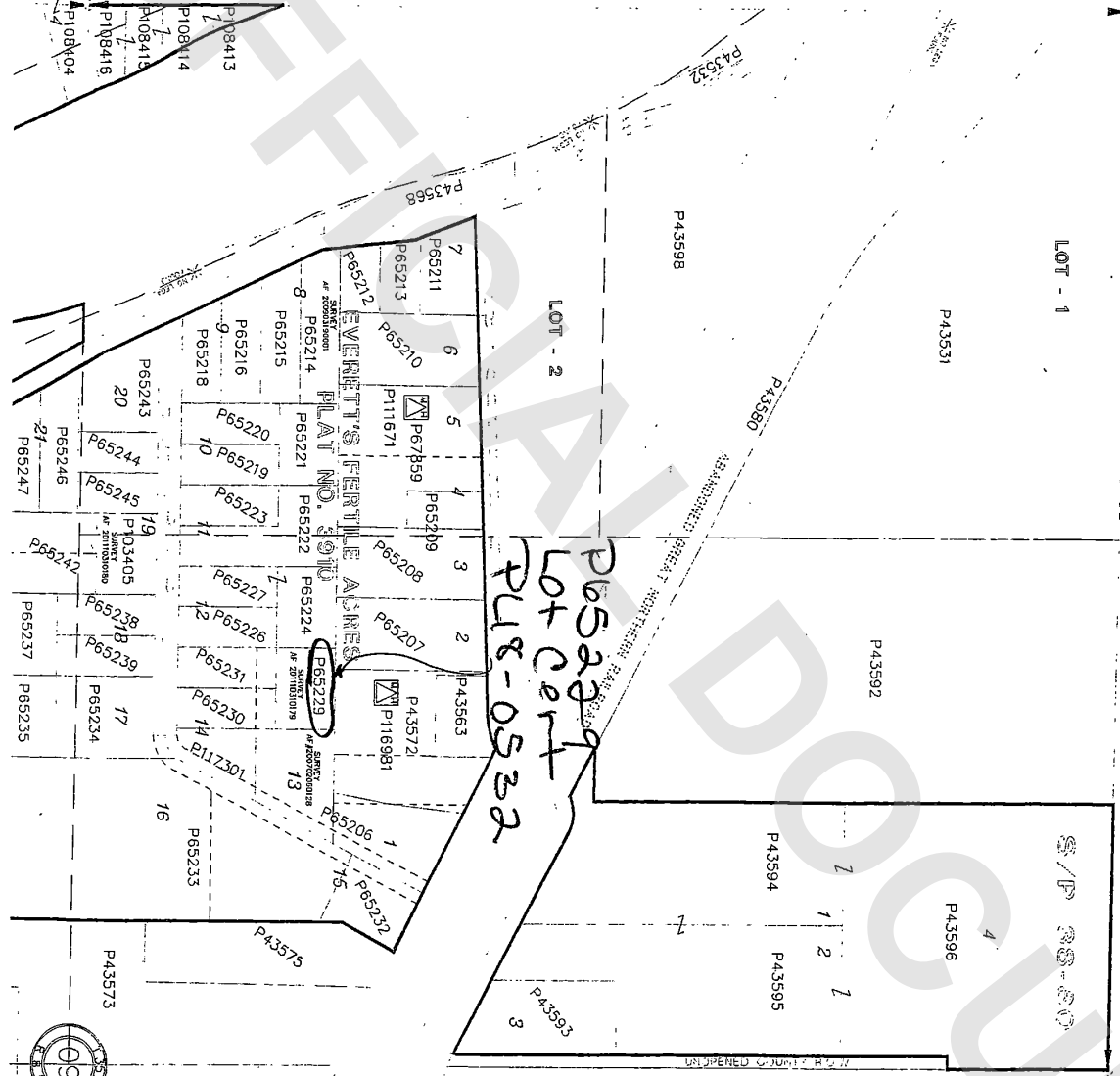


LOT - 1

LOT - 2

*Handwritten:* P65229  
Lot Cert  
P43522

EVERETT'S FERTILE ACRES  
PLAT NO. 3010

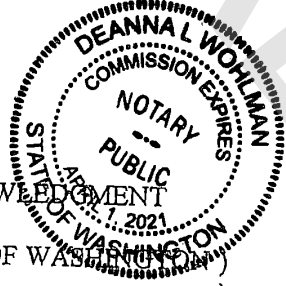


DECLARATION OF INNOCENT PURCHASER

I, Colin Harding; Jana Snyder, 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 Mount Vernon, Washington this 22 day of October, 2018.



\_\_\_\_\_  
Declarant  
Jana Snyder  
\_\_\_\_\_  
Declarant

ACKNOWLEDGMENT  
STATE OF WASHINGTON )  
SS )  
COUNTY OF SKAGIT )

On this day personally appeared before me Colin Harding, 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 22 day of October, 2018

Deanna Wohlschlag Notary Public in and for the  
State of Washington residing at: Mount Vernon  
My Commission Expires: 4-1-2021