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01/19/2021 01:18 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**PLAT LOT OF RECORD CERTIFICATION**

File Number: PL 20-0464

Applicant Name: Shawn Thompson

Property Owner Name: Shawn Thompson and Danna Thompson

The Department hereby finds that a Ptn of Lot 3, together with the East 125 ft. of Lot 4 of Wm. Shauger Acreage recorded in Volume 4, Pg 36, June 5, 1934

Parcel Number: P69057; 3997-000-003-0006; within a Ptn of the NE ¼ of the NW ¼ of Sec. 12, Twp 34, Rge 4. Approximately 2 acres

**1. CONVEYANCE**

- ☒ **IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance. See Innocent Purchaser Statement attached for reference.
- ☐ **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 Rural Village Residential 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 \_\_\_\_\_ zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) 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: \_\_\_\_\_

*Shawn Roeder*  
See Attached Map

Date: 1/16/2021

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WM. SHAUGER ACREAGE  
PLAT NO. 3997

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## DECLARATION OF INNOCENT PURCHASER

I, Shawn Thompson, 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 Mt Vernon, Washington this 21 day of October, 2020.

Shawn Thompson  
Declarant

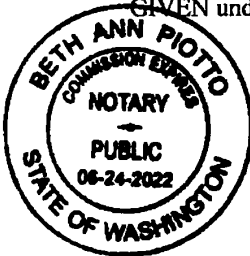
Declarant

## ACKNOWLEDGMENT

STATE OF WASHINGTON )  
SS )  
COUNTY OF SKAGIT )

On this day personally appeared before me Shawn Thompson, 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 21 day of October, 2020.



Beth Ann Piroto #03979 Notary Public in and for the  
State of Washington residing at: Sedro-Woolley  
My Commission Expires: June 24, 2022