UNOFFICIAL DOCUMENT

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10/07/2022 02:25 PM Pages: 1 of 2 Fees: $204.50
Skagit County Auditor

Return Name & Address:

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_22-0326____

Applicant Name: __Colleen Raney

Property Owner Name: __Colleen Raney & Hanzaburo Araki (H & W)

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

P#(s): _23204, 23162; 340335-4-006-0101; 340335-0-017-0106; within a Ptn. of the SW ¼ of the SE ¼ of Sec. 35, Twp. 34, Rge. 344 E.W.M.

Lot Size: _approximately 2.4 acres (existing residence)

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.

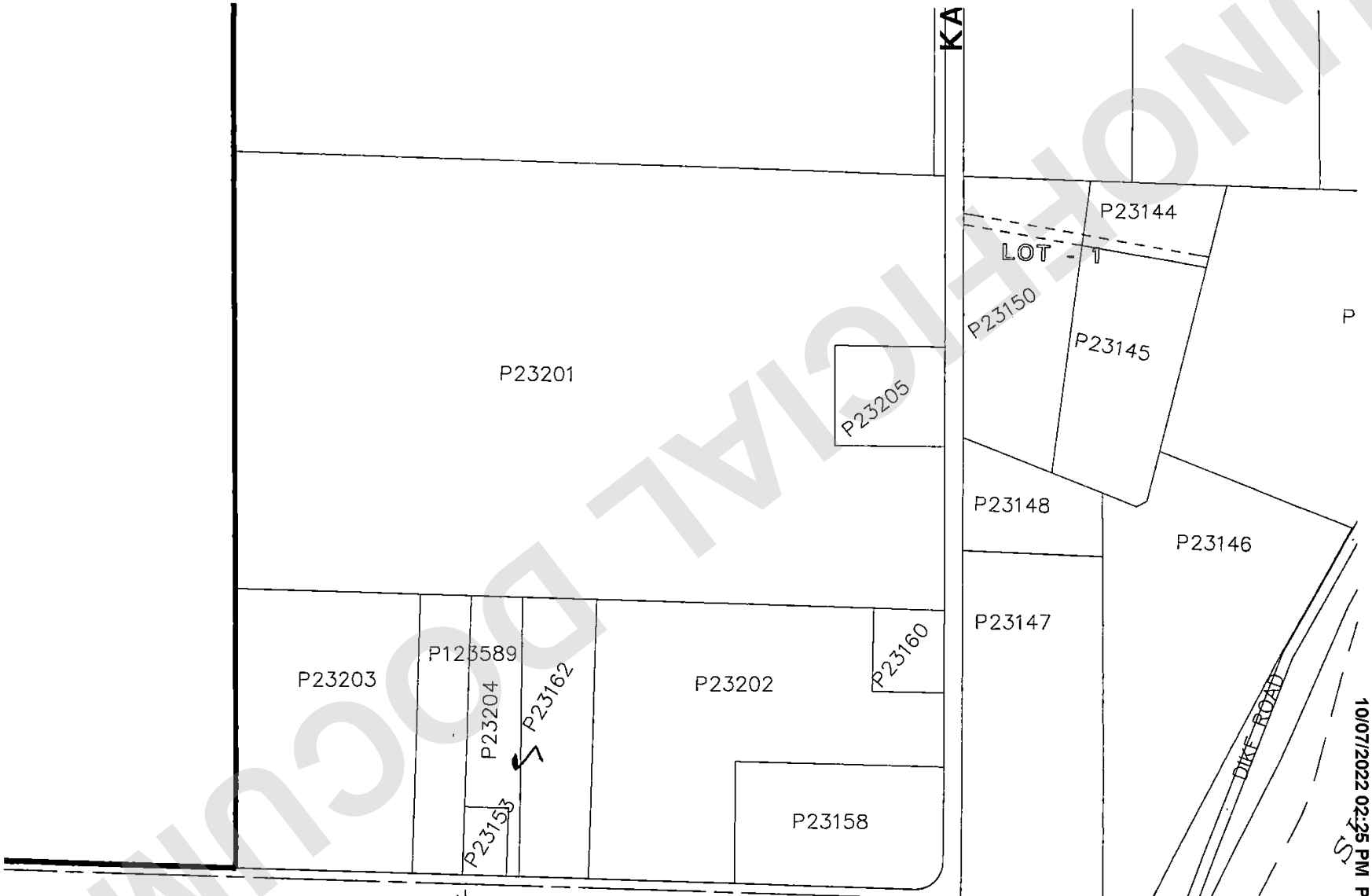
2. DEVELOPMENT

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 _Agricultural-Natural Resource Land_ zoning district in which the lot is 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.

Authorized Signature: _____ Date: _ 10/5/2022

See attached map for Lot of Record boundaries.



P#s 23204, 23162 As a Single Unit.

Lot cut PL22-0326

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