



202312080047

12/08/2023 02:57 PM Pages: 1 of 5 Fees: \$207.50  
Skagit County Auditor

Return Address:

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

Document Title:

Lot Certification

Reference Number (if applicable):

Grantor(s):

☐ additional grantor names on page \_\_\_\_.

- 1) Skagit Co Planning & Permit
- 2) \_\_\_\_\_

Grantee(s):

☐ additional grantor names on page \_\_\_\_.

- 1) Cook, James
- 2) Cook, Terri

Abbreviated Legal Description:

☒ full legal on page(s) 3

SW NW 16/35/5

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page \_\_\_\_.

350516-2-006-0006

SKAGIT COUNTY  
DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT

Complete PART I and/or PART II, as directed  
W A R N I N G

This document should not be construed as authorizing any further division of said lot; any such division would be subject to any and all rules and regulations relating to land divisions in effect at the time such division is proposed.

PART I: OWNER (to be completed by the owner)

I, \_\_\_\_\_, do hereby certify from personal knowledge the following:

- A. That I am an owner of that certain parcel of real property which bears Assessor's Account Number \_\_\_\_\_, the legal description of which is attached;
- B. That I have had said interest since \_\_\_\_\_.  
(If the above date is after March 1, 1965, a copy of your deed must be attached.)

I understand that any division by sale or lease of this property on or after March 1, 1965, may prevent the issuance of a building or other development permit if such division was, or is not, done in conformance with all county laws relating to land divisions effective at the time of such division.

Signed \_\_\_\_\_

Date \_\_\_\_\_

PART II: TITLE COMPANY (to be completed by the title company)

James Cook and Terri Cook hwt, the present owner or contract purchaser of that certain parcel of land which bears Assessor's Account Number \_\_\_\_\_ and whose legal description is attached hereto, has been asked by Skagit County to provide copies of the deed creating the above parcel. Your assistance would be greatly appreciated.

- A. The above parcel was created by (please check appropriate box and complete):

*See legal on reverse* ☐ Plat Name \_\_\_\_\_ *See copies of documents listed on reverse.*  
or ☐ Short Plat Number \_\_\_\_\_  
or ☐ Meets and Bounds

- B. The above parcel was separated from ownership of adjacent properties, 1899? JSW  
(Date) (Initials)

I hereby provide attached hereto public record copies of documents involving the creation of the above parcel upon which the seal of our office is affixed.

Title Company certification is not required if lot is within an approved short plat or a plat recorded after 1965

Signed John S. Milner

Date April 29, 1993

Company PROGRESSIVE REAL ESTATE SERVICES, INC.

PART III: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (to be completed by Skagit Co.)

Having reviewed the information provided in Part I and/or Part II above, I hereby find that the parcel bearing Assessor's Account No. \_\_\_\_\_ is a legal lot for building purposes under the County Zoning and Subdivision Codes. Furthermore, this certification is subject to revocation if it is determined that the information upon which it is based is erroneous.

Date 8/19/93

Authorized Signature David Roeder

## Legal

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 35 North, Range 5 East, W.M. lying Southerly of the Great Northern Railway Company property, Except that portion thereof, if any, lying within the right-of-way of the Puget Sound and Baker River Railway.

## Documents

A.F. # 298280 subject property and property to North of Railroad

A.F. # 9204200100 ditto and other property

A.F. # 9207310141 other property sold after dot Certification

4-29-93 letter from John Milnor plus 3 documents.

202312080047 SKAGIT COUNTY  
12/08/2023 02:57 PM PERMIT CNTR.  
APR 29 1993  
RECEIVED

SKAGIT COUNTY  
DEPARTMENT OF PLANNING  
AND COMMUNITY DEVELOPMENT

Complete PART I and/or PART II, as directed  
W A R N I N G

This document should not be construed as authorizing any further division of said lot; any such division would be subject to any and all rules and regulations relating to land divisions in effect at the time such division is proposed.

PART I: OWNER (to be completed by the owner)

I, \_\_\_\_\_, do hereby certify from personal knowledge the following:

- A. That I am an owner of that certain parcel of real property which bears Assessor's Account Number \_\_\_\_\_, the legal description of which is attached;
- B. That I have had said interest since \_\_\_\_\_.  
(If the above date is after March 1, 1965, a copy of your deed must be attached.)

I understand that any division by sale or lease of this property on or after March 1, 1965, may prevent the issuance of a building or other development permit if such division was, or is not, done in conformance with all county laws relating to land divisions effective at the time of such division.

Signed \_\_\_\_\_

Date \_\_\_\_\_

PART II: TITLE COMPANY (to be completed by the title company)

James Cook and Terri Cook, hwt, the present owner or contract purchaser of that certain parcel of land which bears Assessor's Account Number 350516-2-006-0006 and whose legal description is attached hereto, has been asked by Skagit County to provide copies of the deed creating the above parcel. Your assistance would be greatly appreciated.

- A. The above parcel was created by (please check appropriate box and complete):

*See legal on reverse.*

- ☐ Plat Name \_\_\_\_\_  
or  
☐ Short Plat Number \_\_\_\_\_  
or  
☒ Meets and Bounds

*See copies of documents listed on reverse.*

- B. The above parcel was separated from ownership of adjacent properties, 1899? JSM  
(Date) (Initials)

I hereby provide attached hereto public record copies of documents involving the creation of the above parcel upon which the seal of our office is affixed.

Title Company certification is not required if lot is within an approved short plat or a plat recorded after 1965

Signed John S. Milnor  
Date April 29, 1993  
Company PROGRESSIVE REAL ESTATE SERVICES, INC.

PART III: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (to be completed by Skagit Co.)

Having reviewed the information provided in Part I and/or Part II above, I hereby find that the parcel bearing Assessor's Account No. \_\_\_\_\_ is a legal lot for building purposes under the County Zoning and Subdivision Codes. Furthermore, this certification is subject to revocation if it is determined that the information upon which it is based is erroneous.

Date 8/19/93

Authorized Signature Ann Roden

## Legal

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 16, Township 35 North, Range 5 East, W.M. lying Northerly of the Great Northern Railway Company property, Except that portion thereof, if any, lying within the right-of-way of Puget Sound and Baker River Railway.

## Documents

A.F. # 298280 subject property and property to South of Railroad

A.F. # 9204200100 ditto and other property

A.F. # 9207310141 other property sold after Lot Certification

4-29-93 letter from John Milnor plus 3 documents