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02/26/2024 02:40 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

Return Name & Address:  
Skagit County Planning  
1800 Continental Place  
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL24-0070

Applicant Name: Yarcho Patners LLC

Property Owner Name: Yarcho Partners LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P27685 / 340423-3-012-0215

Lot Size: 13.63 acres Description: Ptn SE 1/4 of the SW 1/4 Sec 23 Twp 34 Rge 4. As reflected by Boundary Line Adjustments PL19-0127, AF #202102080182.

**1. CONVEYANCE**

- ☒ **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. (per AF# AF# )
- ☐ **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.

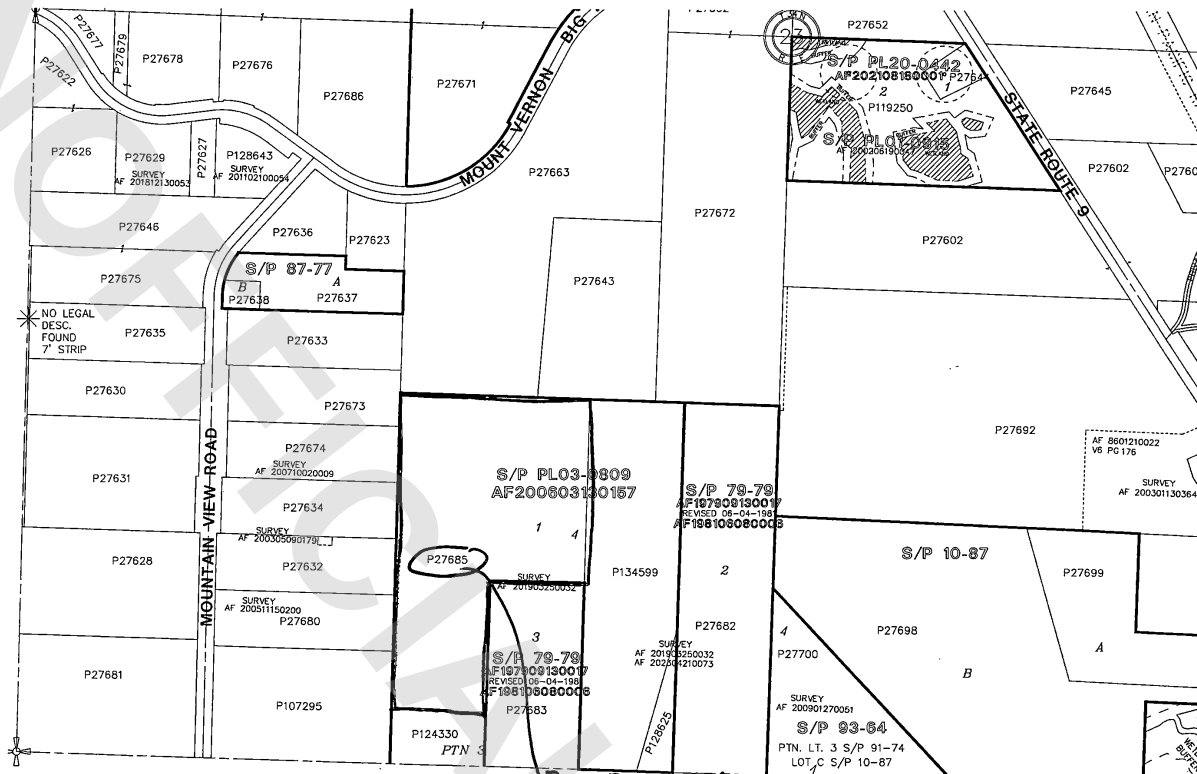
**2. DEVELOPMENT**

- ☒ **IS**, the minimum lot size required for the Urban Reserve Residential (URR) 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 is located, but does meet an exemption listed in SCC 14.16.850(4)(c) \_\_\_\_\_ and therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

Date: 02/23/2024

See attached map for Lot of Record boundaries.



Post BUA Lot Cert PL24-0070