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03/22/2024 02:53 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services  
1800 Continental Pl.  
Mt Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: BP23-0996

Applicant Name: Douglas and Julie Spady

Property Owner Name: Douglas and Julie Spady

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P113078 / 4712-000-005-0000

Lot Size: 34.36 Description: LOT 5, PLAT OF BOW HILL LAKE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGES 224 AND 225, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE PORTION OF LOT 5 LYING IN SEC 19 AND BEING THE SOUTH 40 FT OF SE1/4 OF SW1/4 LESS HWY.

**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# )

**2. DEVELOPMENT**

- ☒ **IS**, the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

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

Date: 03/22/2024

See attached map for Lot of Record boundaries.

