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05/09/2024 03:02 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP24-0208

Applicant Name: Cynthia and William Redding

Property Owner Name: Cynthia and William Redding

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P20444 / 340217-2-010-0102

Lot Size: 15.88 Description: TRACT A OF SKAGIT COUNTY SHORT PLAT NO. 75-84, RECORDED UNDER AF # 8411190019, RECORDS OF SKAGIT COUNTY; BEING A PORTTON OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTTON 17, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M. EXCEPT THAT PORTTON OF TRACT A, as reflected in Boundary Line Adjustment PL21-0011, recorded under AF # 202103220190

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.

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: 04/12/2024

See attached map for Lot of Record boundaries.

