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07/03/2024 02:56 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Planning & Development Services

1800 Continental Place, Mount Vernon, WA, 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL24-0229

Applicant Name: RYAN JEPPELSON

Property Owner Name: JEPPELSON RYAN J & JEPPELSON CHRISTINA M

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P40914

Lot Size: 20 acres Description: N1/2, NE1/4, SE1/4, S9, T35N, R6E, W.M. EXCEPT COUNTY ROAD RIGHT OF WAY.

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 Secondary Forest – Natural Resource Lands zoning district in which the lot is located, and therefore IS eligible to be considered for development permits

Authorized Signature: _____

Date: 07/03/2024

See attached map for Lot of Record boundaries.

