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07/26/2024 02:36 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: PL24-0221

Applicant Name: Trinity Connection LLC

Property Owner Name: Trinity Connection LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P19397/ 340114-2-013-0004 and P19395 /340114-2-011-0006.

Lot Size: 7.49 Acres Description: Moblie home, 1991 Skyline/ Oakmanor 56X28, VIN NO. 06910199DAB and SE ¼, NW ¼, NW ¼ and SW 1/4, NW ¼, NW ¼ of Section 14, Township 34 North, Range 1 East, W.M. (As a single Unit).

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#*)
- 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 NOT**, the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located but does meet an exemption listed in SCC 14.16.850(4)(c) (viii)(B) and therefore IS eligible to be considered for development permits.

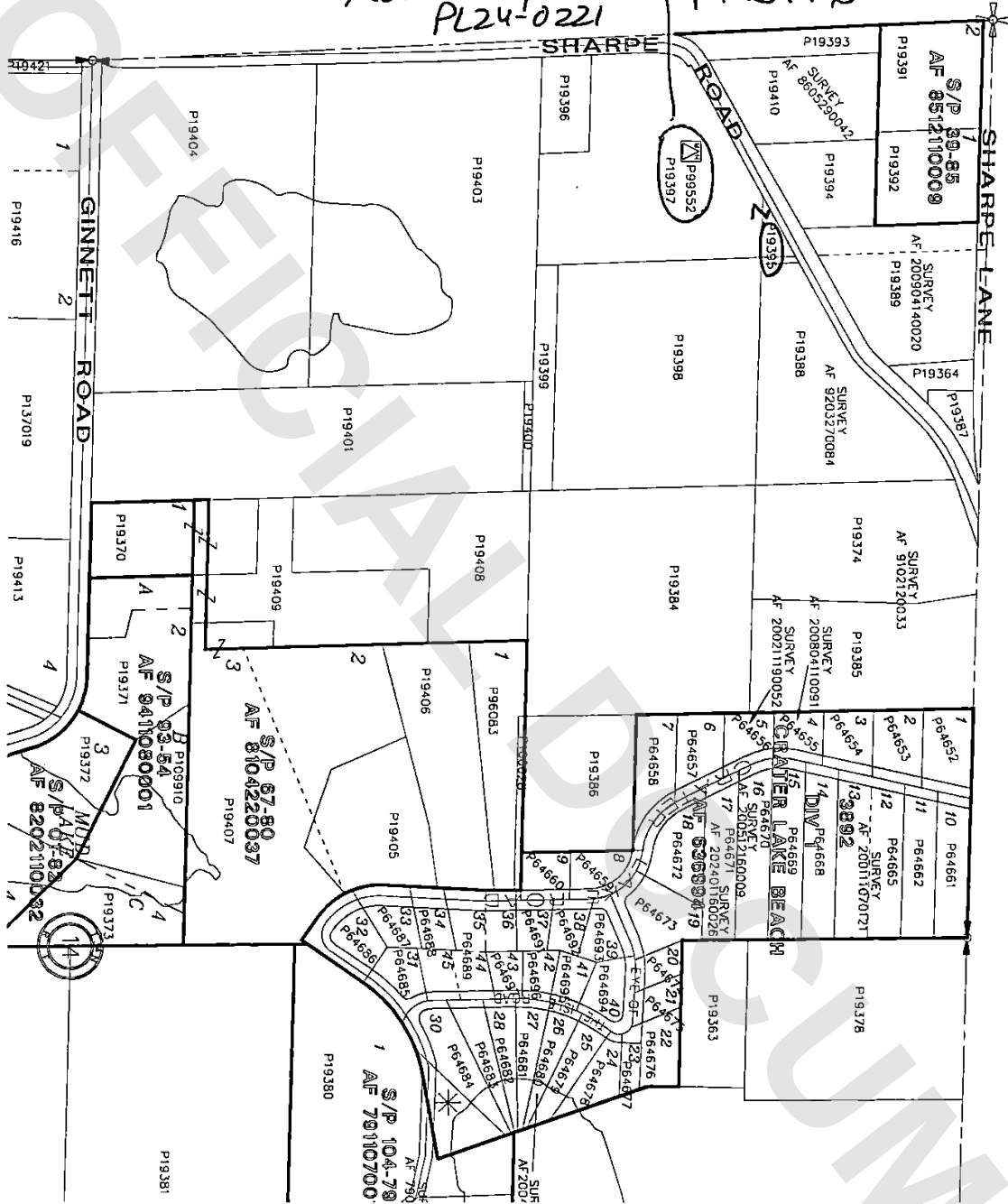
Authorized Signature:

Deepti Wlani

Date: 07/25/2024

See attached map for Lot of Record boundaries.

As a one unit.
Lot cert w/
PL24-0221 P193978 P19395



UNRECORDED