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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: BP24-0457

Applicant Name: NATHANAEL THALHOFER

Property Owner Name: THALHOFER NATHANAEL J & THALHOFER JOY M

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P127485

Lot Size: 5.64 acres Description: CU F&A #11 AF#800310 1975: (DR17 DK3) N1/2 OF THE N1/2 OF THE SE1/4 OF THE NE1/4 OF S17, T33N, R4E, W.M., EXCEPT THE WEST 530FT OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M.

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

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

See attached map for Lot of Record boundaries.

Date: 06/17/2024

