



202503140021

03/14/2025 09:09 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:
Skagit County Planning
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP24-0749

Applicant Name: Hoyt Irrevocable Trust, David E Hoyt Trustee

Property Owner Name: Hoyt Irrevocable Trust, David E Hoyt Trustee

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P50028 / 360426-2-002-0008

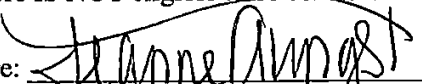
Lot Size: 39.54 (subdiv. 40) Description: NW1/4 NW1/4 Section 26, Township 36, Range 4

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#)
- 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.

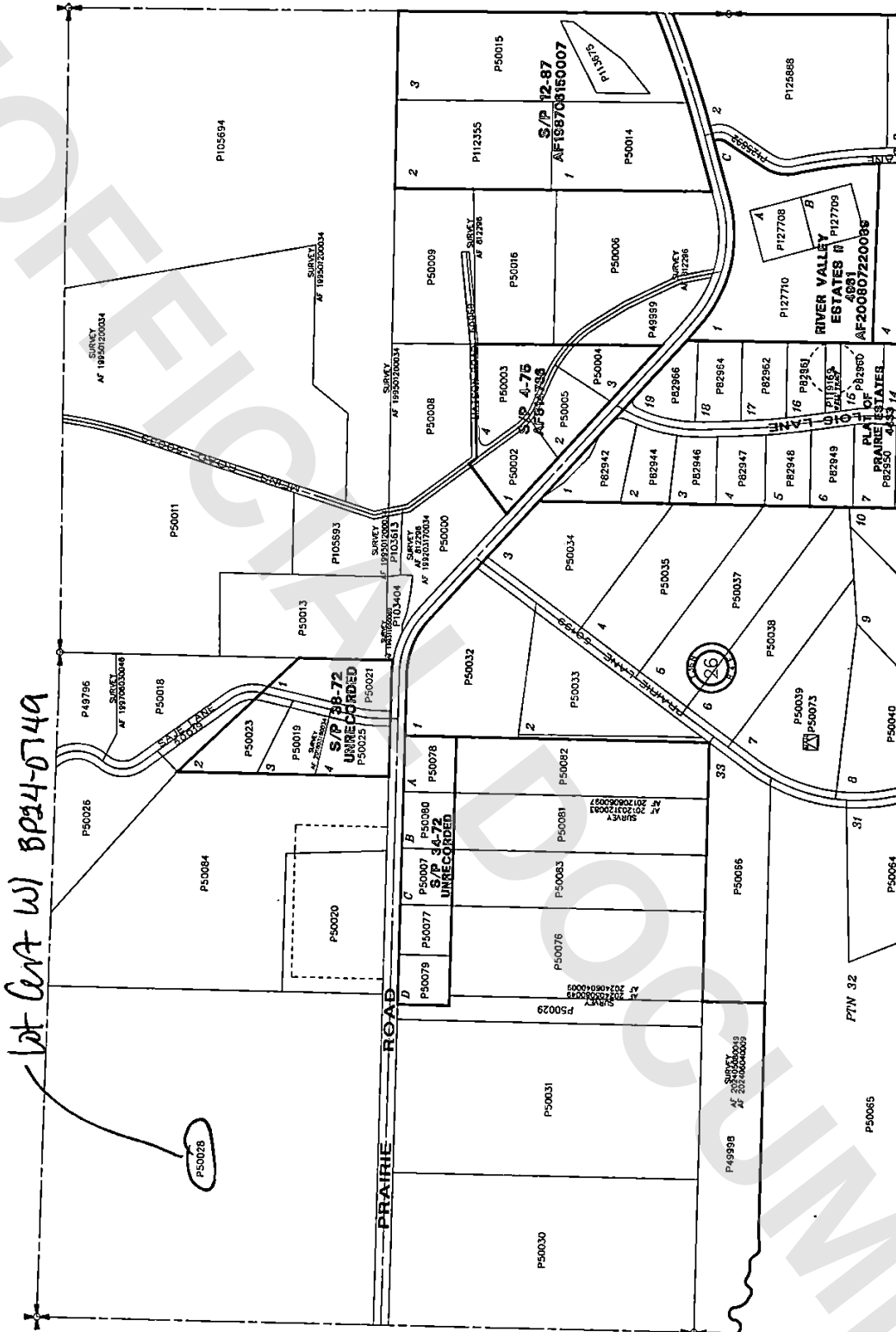
2. DEVELOPMENT

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

Authorized Signature: 

Date: 09/04/2024

See attached map for Lot of Record boundaries.



lot cont w/ B924-0749

P50028

UNRECORDED