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03/28/2025 02:53 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: PL24-0200 (Re-recorded to correct parcel #)

Applicant Name: JR PROPERTIES LLC

Property Owner Name: JR PROPERTIES LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P64571 / 3888-000-001-0000.

Lot Size: 0.35 acres Description: LOT 1, COUNTRY CLUB ADDITION NO. 3, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 82, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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.

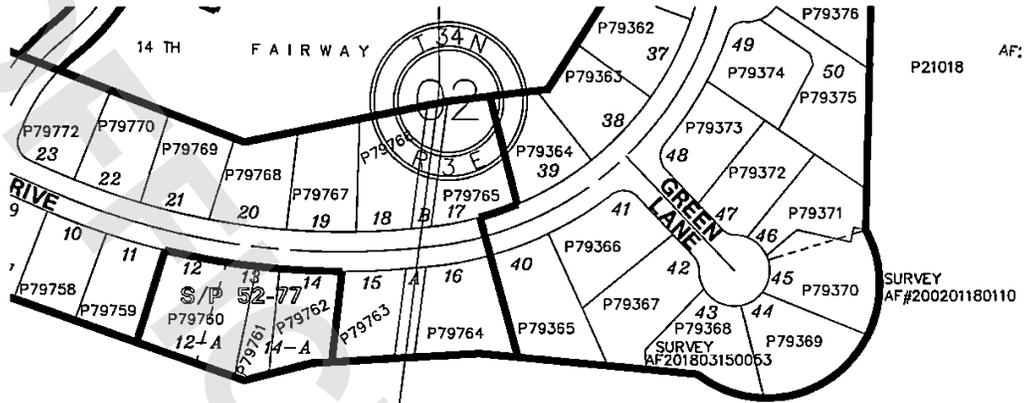
2. DEVELOPMENT

- IS**, the minimum lot size required for the _____ 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 Bayview Ridge Residential (BR-R) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(a) and therefore IS eligible to be considered for development permits.

Authorized Signature: _____

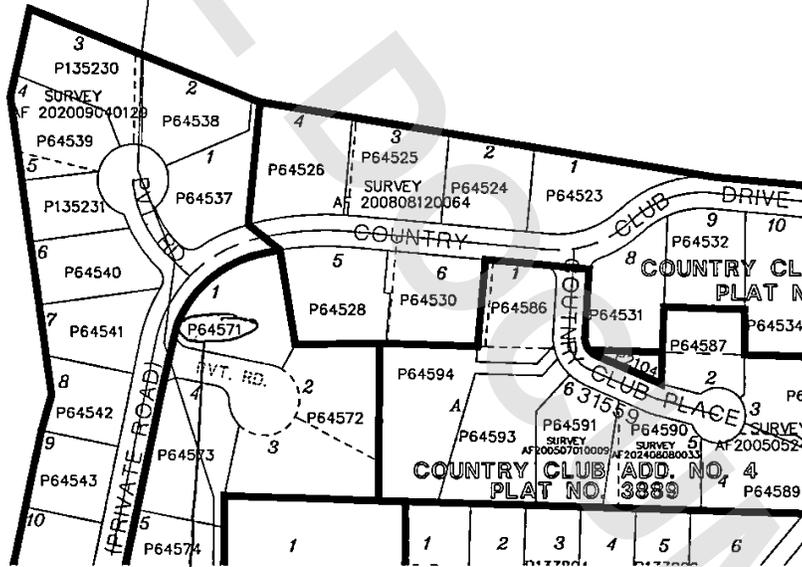
Date: 03/25/2025

See attached map for Lot of Record boundaries.



P21018

P21018



PL24-0200