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03/28/2025 02:33 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Skagit County PDS
1800 Continental Place
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: BP24-0805

Applicant Name: Michael Elfstrom

Property Owner Name: Lake Cavanaugh Properties LLC; Elfstrom Family Cabin LLC; 33072 Properties LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P67008/3939-003-023-0007

Lot Size: 4.5 Acres

Legal Description: Lot 23, Block 3, Lake Cavanaugh Subdivision, Division No. 3, As Per Plat Recorded in Volume 6 of Plats, Pages 25 through 31, inclusive, records of Skagit County, WA.

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.
- ☐ **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 **Rural Village Residential** zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

Authorized Signature: Heinrich

Date: 9/17/2024

See attached map for Lot of Record boundaries.

