



202506270333

06/27/2025 02:04 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

Skagit County Planning & Development Services Department
1800 Continental Place
Mount Vernon, Washington 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PLAN1-2025-0060

Applicant/Landowner Name: Nick & Keri Clement, 22243 Prairie Road, Sedro Woolley, WA

Having reviewed the information provided by the applicant, the Department hereby finds
that the parcel(s) bearing Skagit County Parcel Number(s): P50020

Lot Size: 5.02 acres Description: Portion of the Northeast 1/4 of the Northwest 1/4 of Section
26, Township 36 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 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)(A) and therefore IS eligible to be considered for development permits.

Submitted for Recording by: _____

Date: June 24, 2025

Name and Signature

See attached map for Lot of Record boundaries.

