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Skagit County Auditor

Return Name & Address:

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

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LEGAL LOT CERTIFICATION

File Number: PLAN1-2025-0102

Applicant Name: Harmony Land Company LLC

Property Owner Name: Harmony Land Company LLC

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P23128 / 340334-2-004-0009 & P23129 / 340334-2-005-0008. (As one Lot)

Lot Size: 80.00 Acres Description: S ½ of NW ¼ of Section 34, Township 34 N, Range 3 E, W.M., EXCEPT the as built and existing right-of-way for Bradshaw Road along the West line thereof, and EXCEPT that portion condemned by Drainage District No. 15 in Skagit County Superior Court Cause No. 4542.

1. CONVEYANCE

- IS* a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.70.040(3) and RCW 58.17.210 and therefore *IS* eligible for conveyance.

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.

Authorized Signature: Deeptilha Date: 09/23/2025
Name and Signature

See attached map for Lot of Record boundaries.

