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10/13/2025 02:15 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

**LEGAL LOT CERTIFICATION**

File Number: PLAN2-2025-0032

Applicant Name: Steven R Anderson and Peggy A Anderson

Property Owner Name: Steven R Anderson and Peggy A Anderson

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P34313 / 350314-2-004-0002

Lot Size: 7.45 acres Description: PTN OF NW1/4 NW1/4 AKA TR 1 S/P 17-87

AF#8707080021, SECTION 14, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M.

**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. (per AF# AF# )
- IS NOT** a Legal Lot as defined in SCC 14.04.020 and therefore IS NOT eligible for conveyance or development.

**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 Agricultural - Natural Resource Lands (Ag-NRL) zoning district in which the lot is located but does meet an exemption listed in SCC 14.70.060(3) and therefore IS eligible to be considered for development permits.

Authorized Signature: Shannem Aungst Date: 9/15/2025

See attached map for Lot of Record boundaries.

