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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

**LOT OF RECORD CERTIFICATION**

File Number: BP24-0698

Applicant Name: Justin and Amy Murphy

Property Owner Name: Justin and Amy Murphy

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P48865

Lot Size: 7.41 Description: TRACT 3 OF SHORT PLAT NO. 14-82, APPROVED AUGUST 6, 1982, AND RECORDED AUGUST 9, 1982, IN VOLUME 6 OF SHORT PLATS, PAGE 8, UNDER AUDITORS FILE NO. 8208090013, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 3, SECTION 5, 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 Rural Reserve (RRv) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) (vii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature:

Date: 08/14/2024

See attached map for Lot of Record boundaries.

