



202510160065

10/16/2025 02:28 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Name & Address:

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

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES
LOT OF RECORD CERTIFICATION

File Number: BLDR-2025-0009

Applicant Name: Yih-Min Jan and Chung-Hua Jan, Trustees of the Jan Family Living Trust

Property Owner Name: Yih-Min Jan and Chung-Hua Jan, Trustees of the Jan Family Living Trust

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P73629 /4110-000-019-0008

Lot Size: 1.21 Acres Description: Lots 17, 18 and 19, Gibraltar Annex, as per Plat recorded under Auditor's File No. 478385. of Section 17, Township 34 North, Range 02 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. (*per AF#*)
- 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 NOT** the minimum lot size required for the Rural Intermediate (RI) 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.

Authorized Signature: *Deeptillus*

Date: 01/27/2025

See attached map for Lot of Record boundaries.

