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10/16/2025 02:28 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

**LOT OF RECORD CERTIFICATION**

File Number: BLDR-2024-0039

Applicant Name: Tyler H Maxwell and Dana J Oster

Property Owner Name: Tyler H Maxwell and Dana J Oster

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P71277 / 4075-001-009-0001

Lot Size: 0.48 Acres Description: Ptn of Lot(S) 6 to 9, BLK 1, Brown's addition to Bow  
recorded under Auditor's File Number #74983. Section 35, Township 36 & Range 03. ( As  
reflected under BLA PL 07-0525 & PL07-0526, Recorded under Auditors File No.  
200707110113, 200707110114 & 200707110115.

**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# 200605220250*)
- ☐ **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 Reserve (RRv) 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:

Daepi Ulan

Date: 02/21/2025

See attached map for Lot of Record boundaries.

