



202605280067

05/28/2026 02:32 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-2024-0036

Applicant Name: Wendy Brown/Lyn Monrad

Property Owner Name: Wendy Brown/Lyn Monrad

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P20064/340207-0-018-0001

Lot Size: 5.0 Description: TRACT 'A' OF SURVEY RECORDED UNDER AF#200311130080; AKA THAT PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 34 N, RANGE 2 E, W.M., SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE CAMPBELL LAKE ROAD. THE N 698.88 FEET OF GOVERNMENT LOT 4 LYING N OF THE CAMPBELL LAKE ROAD. EXCEPT, THE E 450 FEET THEREOF. ALSO EXCEPT, THE W 540 FEET THEREOF. TOGETHER WITH AN UNDIVIDED INTEREST AND USE OF A 50 FOOT PRIVATE ROAD EASEMENT AS RECORDED AF#200308220158.

**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) (viii)(B) and therefore IS eligible to be considered for development permits.

Authorized Signature:

Date: 02/10/2025

See attached map for Lot of Record boundaries.

