

Return Name & Address:



200611290248
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_95-0340

Applicant Name: _ Marvin Shoultz _____

Property Owner Name: same

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

P#(s): _31130; 350101-3-006-0005; within a Ptn of the SE ¼ of the SW ¼, of Sec. 1, Twp. 35, Rge 1.

Lot Size: _approximately 37 acres

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.

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, the minimum lot size required for the _Rural Reserve_ 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 _____ zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii) therefore IS eligible to be considered for development permits.

IS NOT, the minimum lot size required for the __ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for any development permits.

Authorized Signature: Joe Rodden Originally approved: _____ Date: 1/17/1995
See attached map.

LOT CERTIFICATION

37.82
P31130
RR

SKAGIT COUNTY
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

Complete PART I and/or PART II, as directed
WARNING

This document should not be construed as authorizing any further division of said lot; any such division would be subject to any and all rules and regulations relating to land divisions in effect at the time such division is proposed.

PART I: OWNER (to be completed by the owner)

I, Marvin Shultz, do hereby certify from personal knowledge the following:

- A. That I am an owner of that certain parcel of real property which bears Assessor's Account Number 013501-3-006-0005, the legal description of which is attached;
- B. That I have had said interest since 1957 - Nov 21.
(If the above date is after March 1, 1965, a copy of your deed must be attached.)

I understand that any division by sale or lease of this property on or after March 1, 1965, may prevent the issuance of a building or other development permit if such division was, or is not, done in conformance with all county laws relating to land divisions effective at the time of such division.

Signed Marvin L. Shultz
Date 6-14-1994

PART II: TITLE COMPANY (to be completed by the title company)

_____, the present owner or contract purchaser of that certain parcel of land which bears Assessor's Account Number _____ and whose legal description is attached hereto, has been asked by Skagit County to provide copies of the deed creating the above parcel. Your assistance would be greatly appreciated.

- A. The above parcel was created by (please check appropriate box and complete):
 - Plat Name _____
 - or
 - Short Plat Number _____
 - or
 - Meets and Bounds
- B. The above parcel was separated from ownership of adjacent properties,
_____ (Date) _____ (Initials)

I hereby provide attached hereto public record copies of documents involving the creation of the above parcel upon which the seal of our office is affixed.

Title Company certification is not required if lot is within an approved short plat or a plat recorded after 1966.

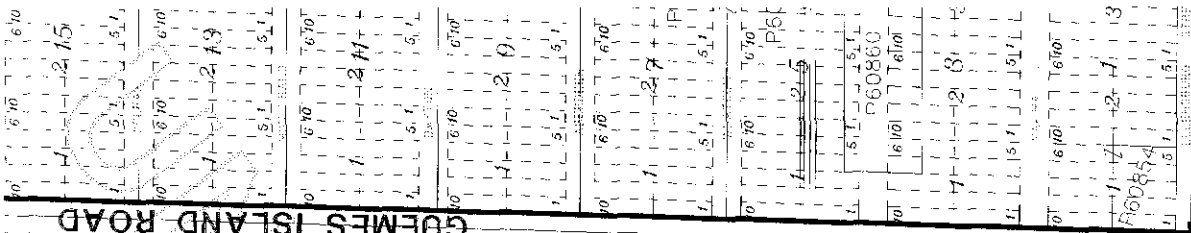
Signed _____
Date _____
Company _____

PART III: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (to be completed by Skagit Co.)

Having reviewed the information provided in Part I and/or Part II above, I hereby find that the parcel bearing Assessor's Account No. 013501-3-006-0005 is a legal lot for building purposes under the County Zoning and Subdivision Codes. Furthermore, this certification is subject to revocation if it is determined that the information upon which it is based is erroneous.

Date 1-17-95 Authorized Signature Nancy Nersten

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LLC
PL95-0340

P31130

AF#200103230012

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LLC
PL95-0339

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PTN OF LOT 2

S/A PL-00-0705



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