

Return Name & Address:



200705150132
Skagit County Auditor

5/15/2007 Page 1 of 3 1:03PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL07-0009

Applicant Name: Maurice Preston

Property Owner Name: same

The Department hereby finds that the portion of Lot 26, Block 3, Lake Cavanaugh Subdivision # 3, recorded in Volume 6, Pg 25-31, July 19, 1948; as described under

Parcel Number(s): P67015; 3939-003-026-0400; within a Ptn of the SW 1/4 of the SW 1/4 of Sec. 21, Twp. 33, Rge 6. Approximately 1.5 ac.

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 zoning district in which the lot is located and therefore **IS** eligible to be considered for development permits.

IS/ARE NOT, the minimum lot size required for the zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c) and therefore **IS/ARE** eligible to be considered for development permits.

IS NOT, the minimum lot size required for the Rural Village Residential 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 certain development permits.

Authorized Signature: *How Roeder*
See Attached Map

Date: 5/10/2007

DECLARATION OF INNOCENT PURCHASER

I, Maurice A. Preston, declare that pursuant to RCW 58.17.210 and Skagit County Code 14.18.000(9), I am an innocent purchaser of real property for value and I have never received notice that the lot was not legally created as provided by Skagit County Code. In addition, I have not previously been granted innocent purchaser status by Skagit County. I understand that contiguous lots created in violation of Skagit County Code which were under the same ownership at the time of application for innocent purchaser status shall be recognized only as a single lot and combined through a boundary line adjustment.

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

EXECUTED at Everett, Washington this 12th day of April, 2007

Maurice A. Preston
Declarant

Declarant

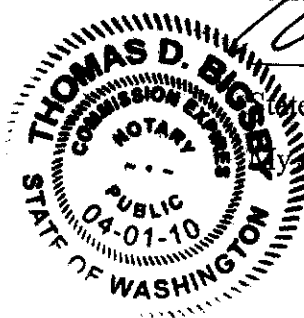
ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)

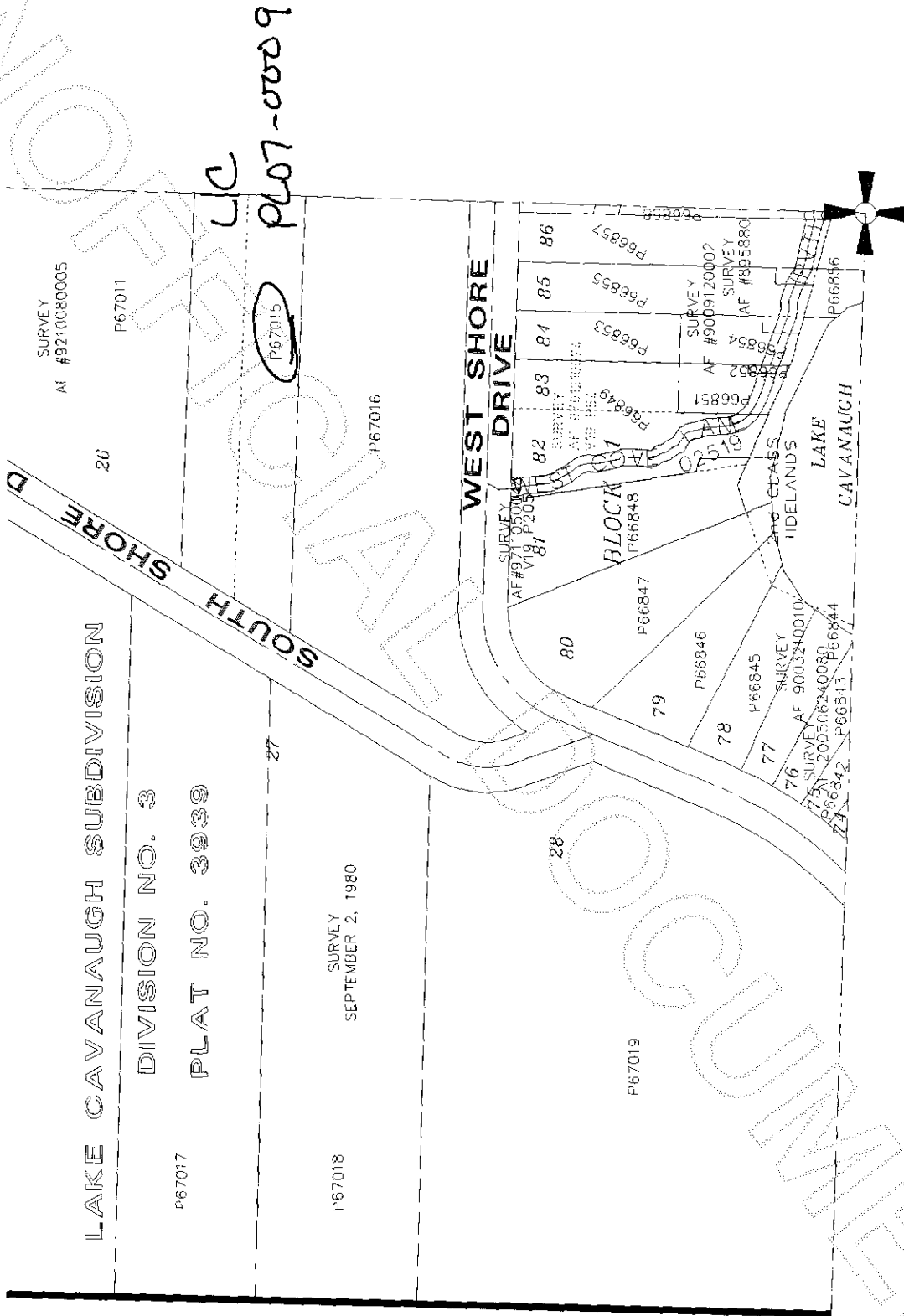
On this day personally appeared before me Maurice A. Preston, known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purpose therein mentioned.

GIVEN under my hand and official seal the 12th day of April, 2007

Thud Bering Notary Public in and for the
State of Washington residing at: Everett
My Commission Expires: 9-7-10



UNOFFICIAL DOCUMENT



SURVEY
AF #9210080005

P67011

LAKE CAVANAUGH SUBDIVISION

DIVISION NO. 3

PLAT NO. 3939

P67017

SURVEY
SEPTEMBER 2, 1980

P67018

P67016

P67019



200705150132

Skagit County Auditor