



200708270059

Skagit County Auditor

8/27/2007 Page 1 of 5 8:59AM

WHEN RECORDED RETURN TO:

Mark A. Stewart
P.O. Box 5
Concrete, WA 98237

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE(S):

Lot Certification

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR:

Skagit County Planning & Permit Center

GRANTEE:

THEO INVESTMENTS, L.L.C., a Washington Limited Liability Company

ABBREVIATED LEGAL DESCRIPTION:

Ptn Gov. Lot 7, 9-35-8 E W.M. Aka Ptn Tr. 4, SP 91-071.

TAX PARCEL NUMBER(S):

350809-3-004-0700, P106038, 4429-000-001-0100, P104685

4065
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

~~AUG 27 2007~~

Amount Paid \$ 2942.00
Skagit Co. Treasurer
By *[Signature]* Deputy

Return Name & Address

PLANNING & PERMIT CENTER

RECEIVED
Skagit County
DATE STAMP

FEB 15 2001

RECORD of LOT CERTIFICATION

Community Development

200 WEST WASHINGTON STREET - MOUNT VERNON, WA 98273 - (360) 336-9410

Applicant Name: George Theodoratus Phone: _____

Lot Certification File Number: PL 01 - 0145

Grantee/Property Owner's Name: same

Having reviewed the information provided by the applicant, I hereby find that the parcel(s) bearing Assessor's Account Number(s):

<u>350809-3-004-0700</u>	} <i>as one parcel</i>	P#	<u>106038</u>
<u>4429-000-001-0100</u>		P#	<u>104685</u>
_____		P#	_____
_____		P#	_____

XXXX *IS*, a lot of record pursuant to Skagit County Code 14.16 Zoning Ordinance and in compliance with RCW 58.17.210. Note: substandard parcels are subject to SCC 14.16.850 (4) Development of Lots of Record.

_____ *IS NOT*, a lot of record under the Skagit County Code 14.16 Zoning Ordinance and Subdivision codes and is not in compliance with RCW 58.17.210.

Grantor/Skagit County Planning & Permit Center

Date: 2/22/2001

Authorized Signature: *Brook Roeder*

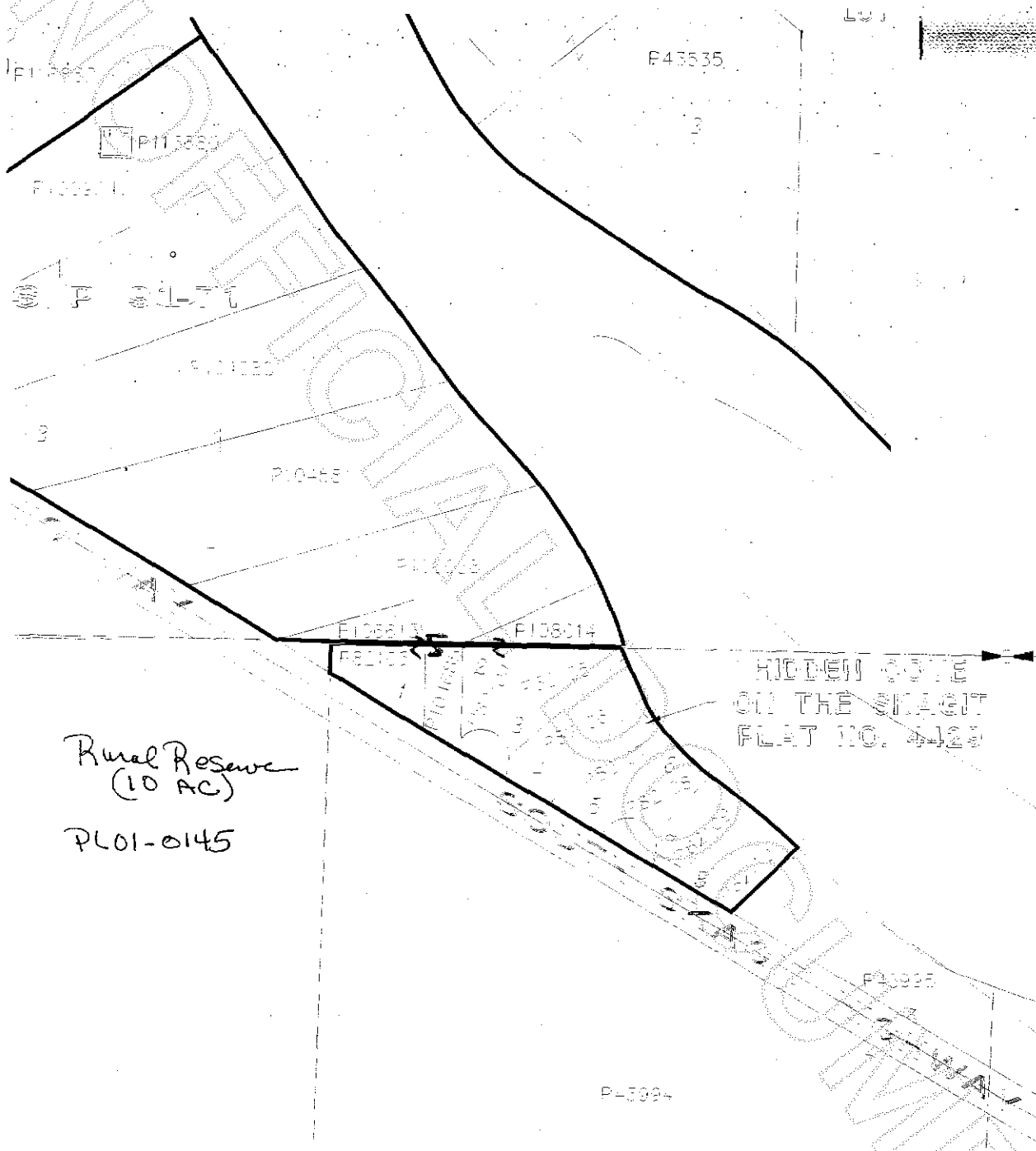
Title: Associate Planner



200708270059

Skagit County Auditor

UNOFFICIAL DOCUMENT



Rural Reserve
(10 AC)
PLOI-0145

HIDDEN COTE
ON THE SKAGIT
FLAT NO. 4428

P10804

P10805

200708270059
Skagit County Auditor
8/27/2007 Page 3 of 5 8:59AM

EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION:

PARCEL "A":

That portion of Tract 4 of Short Plat No. 91-071, approved February 11, 1994, and recorded February 11, 1994, under Auditor's File No. 9402110125, in Volume 11 of Short Plats, page 59, records of Skagit County, Washington, lying within the boundaries of the following described tract:

That portion of Government Lot 7 of Section 9, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 9;
thence North 89°59'37" East along the South line of said Section 9, a distance of 1,141.96 feet to the centerline of the South Skagit Highway and point of beginning of this description;
thence North 60°17'05" West along said centerline, a distance of 167.56 feet;
thence North 73°00'30" East, a distance of 670 feet, more or less, to the Skagit River;
thence Southeasterly along the Skagit River, a distance of 341 feet, more or less, to the South line of said Section 9;
thence South 89°59'37" West along said South line, a distance of 691 feet, more or less, to the point of beginning of this description.

EXCEPT from the above described main tract that portion thereof lying Southerly of the following described line "A" and Westerly of the following described line "B":

Line "A":

Beginning at the Southwest corner of said Tract 4 of said Short Plat No. 91-071;
thence North 73°00'30" East to intersect line "B" described herein below and the terminus of said line.

Line "B":

Beginning at the Northeast corner of Tract 1 of "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1," as per plat recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington;
thence Northwesterly in a straight line to intersect line "A" above at a right angle thereto and the terminus of said line.

ALSO EXCEPT that portion of said Tract 4 lying Southerly of the following described line:

Beginning at the Southwest corner of said Section 9;
thence North 89°59'37" East, along the South line of said Section 9, a distance of 1,583.82 feet to the Northwest corner of Tract 2 of the Plat of Hidden Cove on the Skagit, Division 1, in a portion of the



200708270059

Skagit County Auditor

Government Lot 3 of Section 16, Township 35 North, Range 8 East, W.M., as recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington, and the true point of beginning; thence North 64°35'31"East, 209 feet, more or less, to the East line of said Tract 4, and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That certain Tract labeled "Well Site" and lying between Lots 1 and 2, "PLAT OF HIDDEN COVE ON THE SKAGIT, DIVISION NO. 1," as per plat recorded in Volume 13 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



200708270059
Skagit County Auditor

8/27/2007 Page

5 of

5 8:59AM