

Return Name & Address:



200910300103

Skagit County Auditor

10/30/2009 Page 1 of 3 2:33PM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL09-0431

Applicant Name: Clair Stewart

Property Owner Name: same

The Department hereby finds that Lots 21 & 22, White Falls Estates; recorded in Volume 8, Pg 75, July 13, 1964, AF 655573; as a total unit.

Parcel Number: P70325, 70326; 4039-000-021-0002, 4039-000-022-0001; within a Ptn of the SW ¼ of the SE ¼ of Sec. 12, Twp 34, Rge 9. Approximately 10,000 sq. ft.

1. CONVEYANCE

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance. See Innocent Purchaser Declaration.
- 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 Reserve 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 development permits.

Authorized Signature: Maed Koeder

Date: 10/26/2009

See Attached Map

DECLARATION OF INNOCENT PURCHASER

I, Clair Stewart, 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 MOUNT VERNON, Washington this 30TH day of OCTOBER, 2009.

Clair Stewart
Declarant

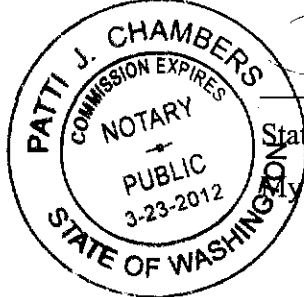
Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)

On this day personally appeared before me CLAIR STEWART, 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.

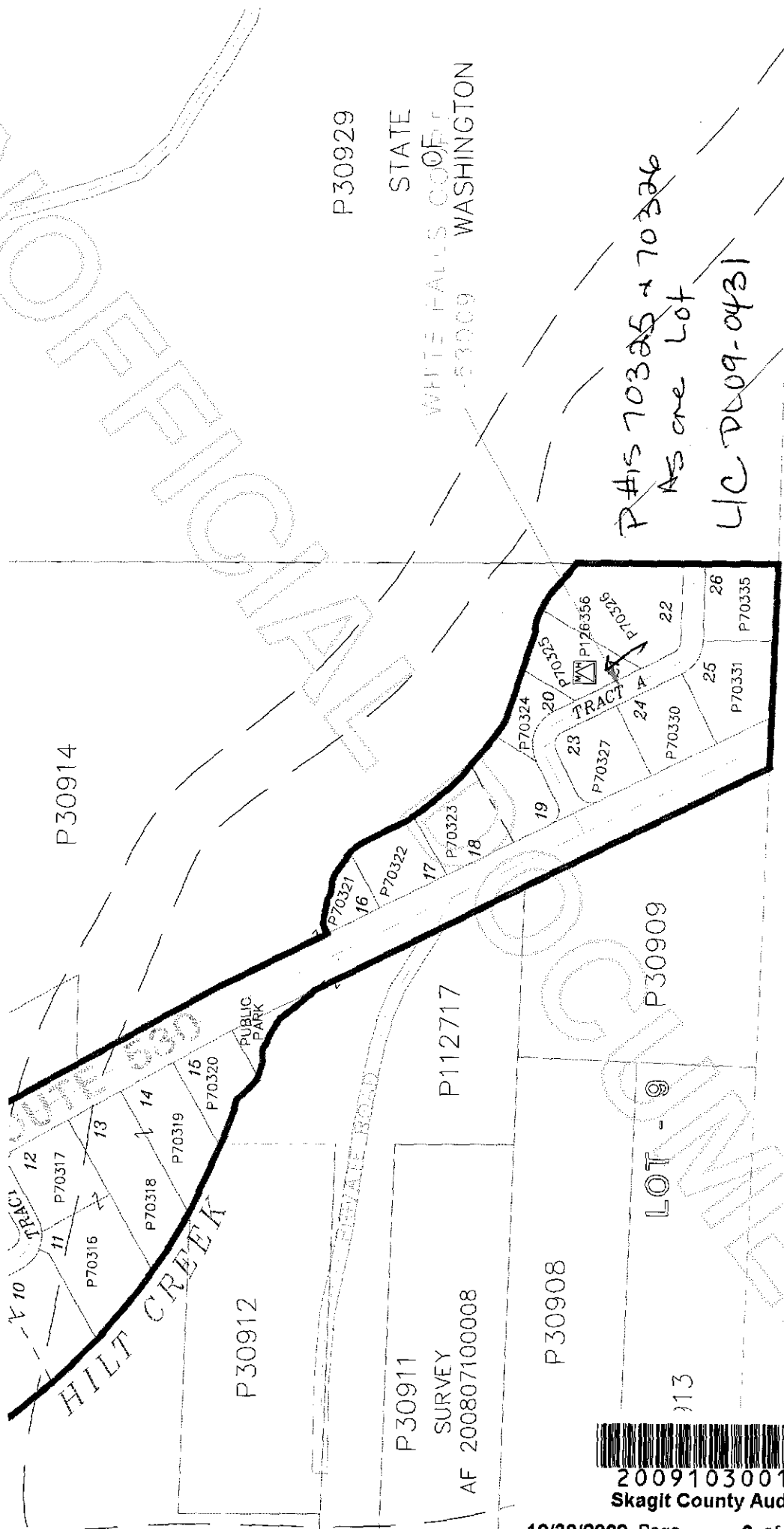
GIVEN under my hand and official seal the 30TH day of OCTOBER, 2009.



Patti J. Chambers Notary Public in and for the State of Washington residing at: MOUNT VERNON
My Commission Expires: 3/23/2012



UNOFFICIAL DOCUMENT



P30929

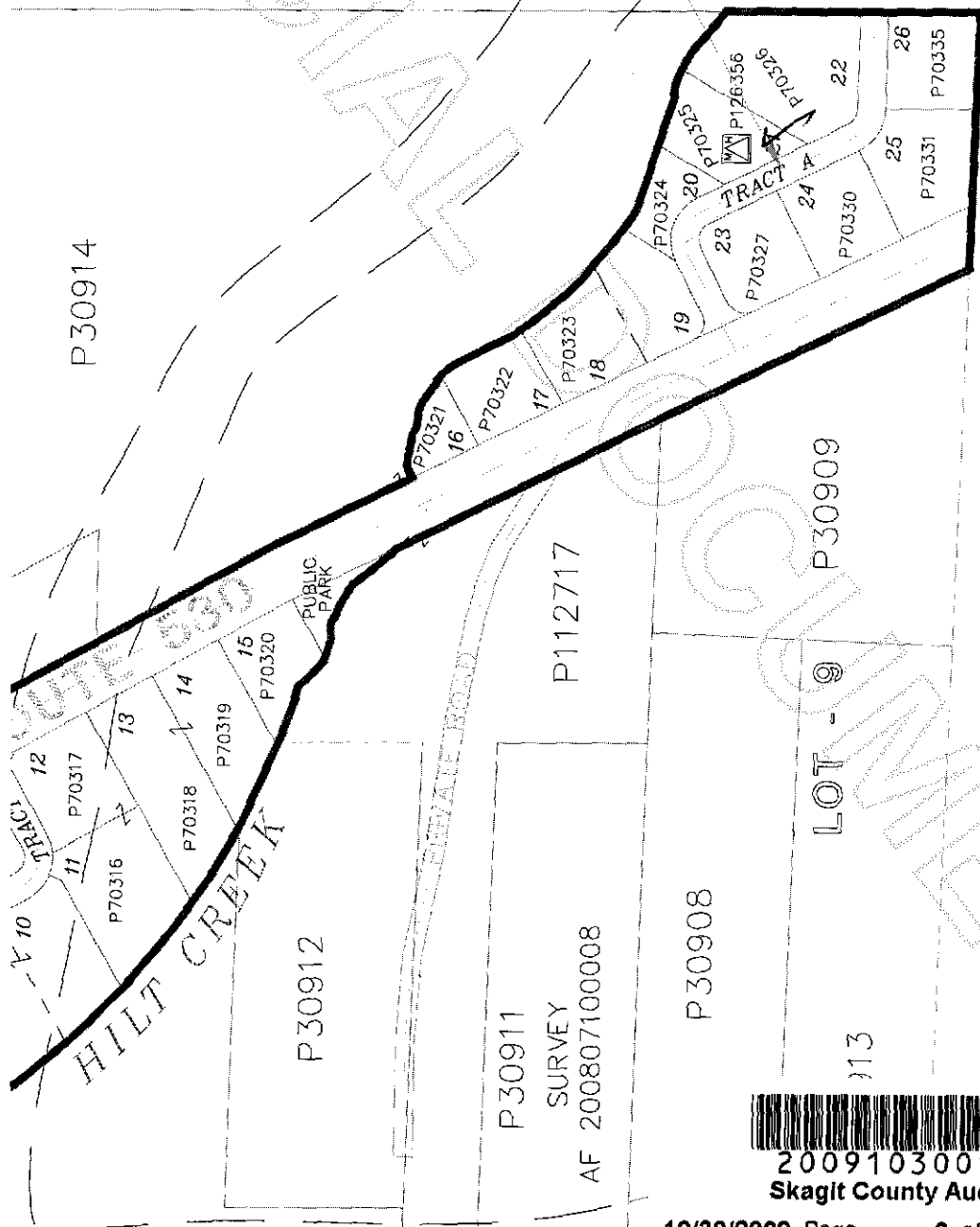
STATE

WHITE FALLS COOP
53009 WASHINGTON

P#s 70325 + 70326
As one Lot

LC 0009-0431

P30914



P30911

SURVEY

AF 200807100008

P112717

P30908

P30909

LOT - 9

113



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