

Return Name & Address:



201102230052
Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

Re-record AF 201102180062 to reflect Innocent Purchaser

File Number: PL_11-0039 REVISED

Applicant Name: Andrew Damis

Property Owner Name: same

The Department hereby finds that Lot 120, Block 1, Subdivision 3, Plat of Lake Cavanaugh, recorded in Volume 6, Pgs25-31, June 9, 1948

Parcel Number: P66896; 3939-001-121-0002; within a Ptn of the SE ¼ of the SW ¼ of Sec. 22, Twp 33, Rge 6. Approximately 0.28 acres

1. CONVEYANCE

X *IS a* Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance. As reflected by Innocent Purchaser Declaration as attached.

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 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.

X *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 development permits.

Authorized Signature: Andrew Roede

Date: 2/23/2011

See Attached Map

LOT 2

P106765

LOT 5

LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3 PLAT NO. 3939

P67006

P104179

SURVEY
AF #9401070113

P66998

1

177

P66999

2

3

P67000

SURVEY
AF #9007160003

P103555

19

P67001

SURVEY
AF #9405270094

P67002

112

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SURVEY
AF #9105220026

P66894

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P66903

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P66911

P66912

LAKE

CAVANAUGH

WEST SHORE DRIVE

LOST ISLAND LANE
02559
E. TREE BARK LANE
02539



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SEE SEC. 27-3-06

SEE 5887137
AF #951026004038
P66913
P66914
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DECLARATION OF INNOCENT PURCHASER

I, Andrew Damis, 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 Kirkland, Washington this 18th day of February, 2011.

Andrew Damis
Declarant

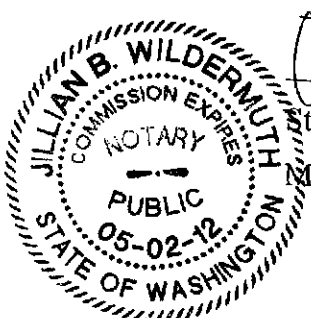
Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS KING)
COUNTY OF ~~SKAGIT~~)

On this day personally appeared before me ANDREW DAMIS, 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 18th day of FEBRUARY, 2011.



Jillian B. Wildermuth Notary Public in and for the
State of Washington residing at: BOTHELL, WA
My Commission Expires: 05/02/2012

