

Return Name & Address:



Skagit County Auditor \$75.00
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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL 96-0338

Applicant Name: Rick Mason

Property Owner Name: same

The Department hereby finds that Lot 22, Block 1, Subdivision 3, Plat of Lake Cavanaugh recorded in Volume 6, Pgs. 25-31, June 9, 1946, AF 420716

Parcel Number: P66528; 3939-001-022-0002; within a Ptn of the SW ¼ of the NW ¼ of Sec. 27, Twp. 33, Rge 6. Approximately 0.3 acres

1. CONVEYANCE

- IS a** Lot of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS** eligible for conveyance. Is owned by an innocent purchaser as verified by attached document.
- 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 NOT**, the minimum lot size required for the Rural Village Residential zoning district in which the lot(s) is/are located, but does meet an exemption listed in SCC 14.16.850(4)(c)(vii)(B) 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, 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: _____

Mark Roeder
See Attached Map

Date: 2/16/2017

DECLARATION OF INNOCENT PURCHASER

I, RICK & JULIE MASON, 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.

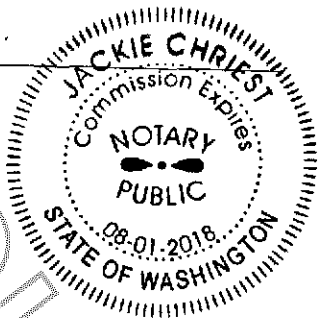
EXECUTED at Mount Vernon, Washington this 20 day of January, 2017.

Declarant

Declarant

ACKNOWLEDGMENT

STATE OF WASHINGTON)
SS)
COUNTY OF SKAGIT)



On this day personally appeared before me Rick & Julie Mason, 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 20 day of January, 2017.

Jackie Christ Notary Public in and for the
State of Washington residing at: Mount Vernon
My Commission Expires: 8-1-2018