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11/09/2023 08:48 AM Pages: 1 of 1 Fees: \$203.50  
Skagit County Auditor

Return Name & Address:

Skagit County Planning  
1800 Continental PI  
Mount Vernon, WA 98273

**TITLE NOTIFICATION - SPECIAL FLOOD HAZARD AREA**

Pursuant to SCC 14.34.110 FP23-0061

**Grantor/Property Owner:** McCann Geoffrey W and Kimberly A

**Grantee:** Skagit County Planning & Development Services **Legal Description:** Sec 27 Twp 35 Range 04

**Property I.D. #:** P68559 **Tax Account #:** 3987-000-014-0005

**Parcel Address or Location:** 10147 RIDGE PLACE

**Flood Hazard Zone:** A7 **Firm Panel #:** 530151 0235 D

**Base Flood Elevation:** 42.5 M.S.L. or DEPTH

Portions of this parcel are located in a "Special Flood Hazard Area" as identified on the Flood Insurance Rate Map (FIRM) as adopted by Skagit County and may be subject to periodic flooding and other hazards caused by flooding. The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or Federally related financial assistance for acquisition and/or construction of buildings in Special Flood Hazard Areas. Skagit County participates in the National Flood Insurance Program (NFIP) thereby making all properties eligible for flood insurance.

All new construction or substantial improvements to structures are subject to Skagit County Building Codes per SCC Title 15 and Skagit County Flood Damage Prevention Ordinance Title 14. Any building determined to be in violation of state or local floodplain management regulations or ordinances cannot be covered by flood insurance nor can an existing policy be renewed where violations occur. The Skagit County Planning and Development Services maintains information related to state and local regulations, flood protection measures, flood hazard zones and in some cases potential flood depths.

Property Owner's signature: *Kimberly A McCann*

On this day personally appeared before me KIMBERLY A McCANN, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 7 day of NOVEMBER, 2023

*Bela Pataky*

Notary Public residing at FERNDALE, WA

My Commission Expires: 08-09-2025

