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Skagit County Auditor

Return Name & Address:  
Skagit County Planning & Development Services  
1800 Continental Place  
Mount Vernon, WA 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES  
**LOT OF RECORD CERTIFICATION**

File Number: SW24-0024

Applicant Name: Shannon Blair Wilkinson and Laura Berdan Baker Wilkinson

Property Owner Name: Shannon Blair Wilkinson and Laura Berdan Baker Wilkinson

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P66832 / 3939-001-064-0316

Lot Size: 1.97 Acres Description: Abbrev. Ptn of Lots 57-61, Block 1, Lake Cavanaugh

Subdivision , Div. No. 3, Skagit Co AFN: 420716 and a Ptn of Gov. Lot 1, Sec 28. Twp 33. Rge 06 E W.M.

**1. CONVEYANCE**

- IS**, a Lot of Record as defined in Skagit County Code (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 eligible for conveyance. (*Per* AF# )
- 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 Rural Village Residential (RVR) zoning district in which the lot is located but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(A) and therefore IS eligible to be considered for development permits.

Authorized Signature: Deepti Wanner

Date: 02/23/2024

See attached map for Lot of Record boundaries.

