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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: BP24-0690

Applicant Name: Patrick and Glenice Hanna

Property Owner Name: Patrick and Glenice Hanna

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P29774 / 340435-2-003-0008

Lot Size: 1.0 Description: TRACT 2 OF SKAGIT COUNTY SHORT PLAT NUMBER 106-79, APPROVED DECEMBER 4, 1979 AND RECORDED DECEMBER 7, 1979, UNDER AF#7912070001, IN VOLUME 4 OF SHORT PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SW QUARTER OF THE NW QUARTER, SECTION 35, TOWNSHIP 34 NORTH, RANGE 4 EAST, 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#* AF# )

**2. DEVELOPMENT**

- ☒ **IS NOT**, the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

Authorized Signature: \_\_\_\_\_

Date: 08/15/2024

See attached map for Lot of Record boundaries.

