



**202503140031**

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Skagit County Auditor

Return Name & Address:

Planning & Development Services

1800 Continental Place, Mount Vernon, WA, 98273

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: BP24-0757

Applicant Name: PATRICK T. HANNA

Property Owner Name: HANNA PATRIC T, HANNA GLENICE R

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P29774

Lot Size: 1 acres Description: TRACT 2 SP 106-79 AFN7912070001, VOL 4 SHORT PLATS PG 7, BEING PTN OF SW1/4, NW1/4, S35, T34N, R4E.

**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.

**2. DEVELOPMENT**

- ☒ **IS NOT** the minimum lot size required for the Rural Reserve zoning district in which the lot is located, but **DOES** meet an exemption specified under SCC 14.18.850(4)(c)(i) and therefore IS eligible to be considered for development permits.

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

See attached map for Lot of Record boundaries.

Date: 09/05/2024

