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04/02/2025 09:00 AM Pages: 1 of 2 Fees: \$304.50
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: BLDR-2024-0002

Applicant Name: Patrick/Glenice Hanna

Property Owner Name: Patrick/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: 1.00 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 SOUTHWEST QUARTER OF THE NORTHWEST 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.

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: 01/29/2025

See attached map for Lot of Record boundaries.

