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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: PLAN1-2025-0079 – Replaces Lot Certification file #PL06-0406 previously approved and recorded under AF #200605030154. Lot is now serviced by Public Water.

Applicant Name: Jordan and Shane Turner

Property Owner Name: James A and Terri E Cook

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P74605 / 4135-019-016-0002

Lot Size: 1.26 acres Description: Ptn NE ¼ SE ¼ of the NW ¼ Section 6, Township 33 Range 5

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**, the minimum lot size required for the Rural Village Residential zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

Submitted for Recording By:

Terri E Cook

Name and Signature

Date: 6/13/25

See attached map for Lot of Record boundaries.

