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08/31/2026 08:41 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

LEGAL LOT CERTIFICATION

File Number: BLDR-2026-0191

Property Owner Name: J Jesus Manzo Mendoza and Yolanda Madrigal Manzo

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s): P38558 / 350506-3-003-0017

Lot Size: 20.38 acres Description: LOT 4 OF SKAGIT COUNTY SHORT PLAT NO 93-068.

AS APPROVED JANUARY 10, 1994, RECORDED JANUARY 13, 1994 UNDER
AF#9401130096, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION
OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6,
TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.

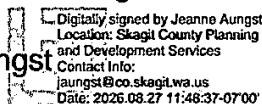
1. CONVEYANCE

- ☒ *IS* a Legal Lot as defined in Skagit County Code (SCC) 14.04.020 and therefore IS eligible for conveyance.

2. DEVELOPMENT

- ☒ *IS* the minimum lot size required for the Rural Reserve (RRv) zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

Jeanne Aungst



Authorized Signature: _____

Date: _____

A Type 1 decision may be appealed to the Hearing Examiner by the applicant or by parties who have commented on the proposal by filing a written Notice of Appeal, together with the applicable appeal fee, with the Department within 14 days of the date of decision per SCC 14.06.410(3).

See attached map for Lot of Record boundaries.

