



**Snohomish County**

**Planning and Development Services**

3000 Rockefeller Avenue M/S 604

Everett, WA 98201-4046

(425) 388-3311

FAX (425) 388-3872

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**AFFIDAVIT OF INNOCENT PURCHASER  
SUBMITTAL INSTRUCTIONS**

When submitting the Affidavit of Innocent Purchaser, please include the following:

1. Completed Affidavit of Innocent Purchaser form, provided by the Department of Planning and Development Services.
2. A letter narrating and/or explaining the situation and history of the parcel. The letter shall include complete chain of ownership including dates of property transfer. You may include maps and/or illustrations to provide clarity.
3. Copies of the chain of conveyance documents which depicts how the property was created (i.e. copies of deeds, real estate contracts, etc.)
4. County Assessor's map of the parcel.
5. Any other document or information that may be deemed helpful for the review of the request for Innocent Purchaser.

Please submit all documents to Planning and Development Services, Customer Support Center, located on the 2<sup>nd</sup> Floor of the Robert J. Drewel Building. Allow 4 to 8 weeks for processing.

**AFFIDAVIT OF INNOCENT PURCHASER**

Tax Account No: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Site Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

The undersigned, first being duly sworn, deposes and says (affiant must initial all paragraphs in space provided):

- \_\_\_\_\_ 1. That I am a purchaser of the real property, or have an interest therein, located in Snohomish County, Washington, legally described as follows:

\_\_\_\_\_ 2. That I purchased my interest in this property on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ in accordance with the provisions of the conveyance document (deed, recorded real estate contract, etc.), attached as “Exhibit B”, and that I paid valuable consideration for my interest in this property.

NOTE: Property owner should initial either 3A OR 3B, but not both.

\_\_\_\_\_ 3A. That all of the following apply to my purchase of the property:

- a. At the time of my purchase, I did not know that this property was part of a property divided in violation of applicable subdivision laws;
- b. No advertisement of this property indicated the property had been divided in violation of the subdivision laws;
- c. Inspection of the property did not indicate that it was part of an illegally divided lot;
- d. No representation by the seller or his agents indicated the property was a part of an illegally divided lot;
- e. No representation by County authorities indicated the property was a part of an illegally divided lot;
- f. The deed did not indicate the property was a part of an illegally divided lot; and
- g. No records of the County indicated that the property was part of an illegally divided lot.

\_\_\_\_\_ 3B. That the records of the County indicated the lot was a part of a legally divided parcel.

\_\_\_\_\_ 4. That after I purchased the property, I learned that it had been divided from other property in violation of State and County subdivision laws.

\_\_\_\_\_ 5. That I have not previously been granted “innocent purchaser” status by Snohomish County.

\_\_\_\_\_ 6. That the legal description of the subject property, (as required by item #1 above), includes all contiguous parcels, created in violation of Chapters 30.41A and 30.41B of the Snohomish County Unified Development Code, and which are under the same ownership at the time of application for “innocent purchaser” status.

\_\_\_\_\_ 7. That I understand that the granting of innocent purchaser status removes one impediment to securing a building permit for an illegally divided parcel, but does not constitute a guarantee that a permit will be issued, and that all applicable County zoning code requirements must also be met, consistent with the provision of Rule 3501.

- \_\_\_\_\_ 8. That I understand the subject parcel was not legally created by such action(s) as is (are) necessary under the law.
- \_\_\_\_\_ 9. That this affidavit must be recorded with the County auditor after the County has indicated its acknowledgement of innocent purchaser status by signature as provided below.
- \_\_\_\_\_ 10. That I understand that any false statement in this affidavit may subject me to prosecution for the felony of perjury.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Property Owner Signature

State of Washington        )  
                                          ) ss  
County of Snohomish        )

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

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Snohomish County  
Planning and Development Services

**ACKNOWLEDGEMENT**

\_\_\_\_\_, is hereby acknowledged to be an Innocent Purchaser for value without actual notice pursuant to either SCC 30.41A.830 or SCC 30.41B.830, as applicable, of the property described herein and therefore may obtain development permits in the absence of compliance with applicable subdivision regulations.

**ACKNOWLEDGED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by Snohomish County Department of Planning and Development Services.

\_\_\_\_\_  
Print Name  
For the Director

\_\_\_\_\_  
Signature

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This acknowledgment will become effective upon recording of the Affidavit of Innocent Purchaser with the Snohomish County Auditor's Office.

One copy of the recorded affidavit shall be returned to the Department of Planning and Development Services, 3000 Rockefeller Avenue M/S 604, Everett, WA 98201.