

**NOTICE OF
PUBLIC HEARING
Notice of Intent to Sell
Skagit County
Real Property**

NOTICE IS HEREBY GIVEN, that the Skagit County Board of Commissioners ("Board") will hold a Public Hearing on August 3, 2026 at 1:00 p.m., or as soon thereafter as possible, in the Commissioners Hearing Room, Skagit County Commissioners Administrative Building, 1800 Continental Place, Mount Vernon, WA, to consider a sale and disposition of certain County-owned real property (herein the "subject property") located at 59968 State Route 20, Marblemount, WA 98267, commonly identified as Assessor's Parcel Number: P45245 (XrefID: 351013-0-045-0009), and legally described as follows:

PARCEL B

That portion of the West 160 feet of the East 320 feet of Government Lot 1, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the intersection of the Southerly Right-of-Way line of State Highway 20 and the West line of the East 160 feet of Government Lot 1,
Thence South $1^{\circ}13'04''$ West, along the West line of the East 160 feet, a distance of 137.00 feet;
Thence South $85^{\circ}33'48''$ West a distance of 160.79 feet to the West line of the East 320 feet of Government Lot 1;
Thence North $1^{\circ}13'04''$ East, along the said West line, a distance of 155.00 feet, more or less, to the South Right-of-Way line of State Highway 20;
Thence along a non-tangent curve, concave to the North, with a radius of 2630.00 feet to which point a radial line bears North $3^{\circ}43'01''$ East, thence easterly along said curve of the southerly right-of-way line of State Highway 20 through a central angle of $3^{\circ}19'11''$ for a distance of 160.04 feet to the POINT OF BEGINNING.

EXCEPT road rights of way for State Highway 20.

Situate in Skagit County, Washington.

The sale and disposition of the subject property shall be in accordance with RCW 36.34. Your views for or against the sale and disposal of the subject property are invited by attendance, representation, or letter mailed to the Clerk of the Board at 1800 Continental Place, Mount Vernon, WA 98273. Please direct questions to the Parks and Recreation Department at: (360) 416-1430. The sale of the subject property shall be "as is" without any representations or warranties of any kind (express or implied) made or provided by the County.

Subsequent to the public hearing, the Board will make written findings and determination thereon within three (3) days, and the Board may take further action concerning the subject property, including, but not limited to, the authorization of the disposal of the subject property by subsequent resolution (in accordance with RCW 36.34.050 and RCW 36.34.080 through RCW 36.34.110), and the establishment of a minimum sale price for the subject property. It is recommended by applicable County staff and anticipated that a minimum sale price (reserve price) for the subject property may be set by the Board in the amount of at least two hundred fifty thousand dollars (\$250,000), or such other higher amount as the Board may determine to be appropriate.

NOTICE GIVEN BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS THIS 20th day of July 2026.

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