



Bid Packet

Disposition of Surplus Property P74619

July 1, 2025

1. Background

1.1. Purpose

Skagit PUD acquired the property (P74619) in 1998 due to foreclosure of the lot, which was assessed in Local Utility District (LUD) 16 - Big Lake. As PUD has not had reason to utilize this property, the Board of Commissioners of Skagit PUD approved the surplus after a public hearing on June 10, 2025.

2. Bid Process

2.1. Bid Packet

The following documents are included in this bid packet:

- Vicinity Map
- Property Information
- Correspondence with Skagit County Planning and Public Works
- Quit Claim Deed Draft
- Bid Form

2.2. Submittal Delivery/Closing Date

The bid form should be submitted at the Skagit PUD Administrative Building, located at 1415 Freeway Drive, Mount Vernon, WA 98273 by 3:00PM on Tuesday July 15, 2025.

2.3. Questions Regarding the Bid Process

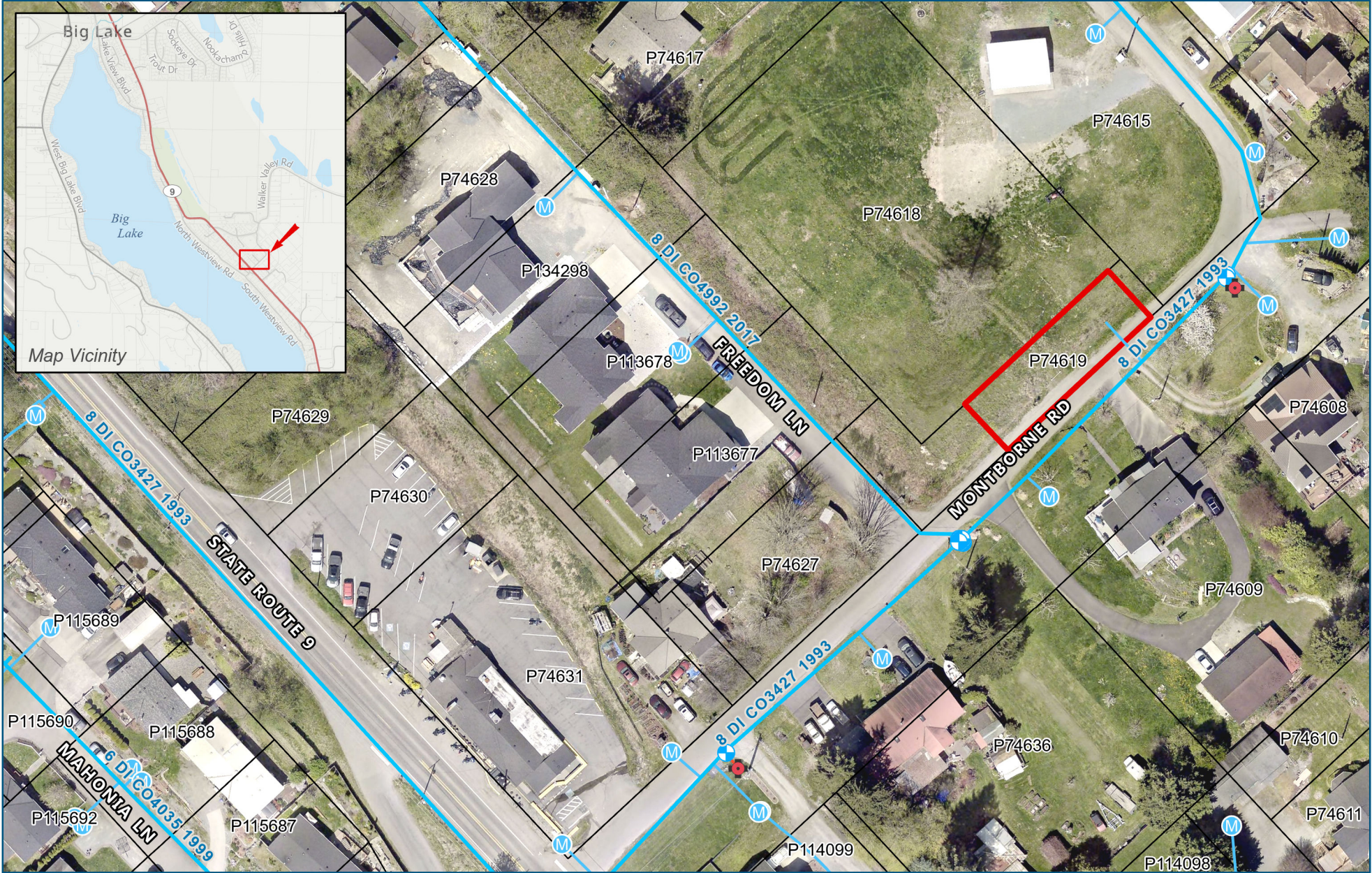
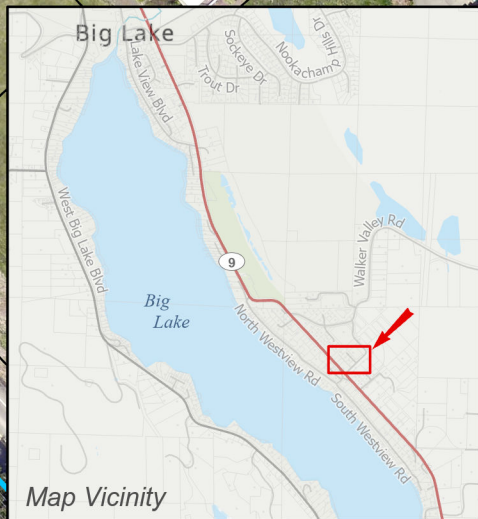
Please contact Wendy LaRocque, larocque@skagitpud.org, 360-399-5274 with questions.

2.4. Tentative Schedule

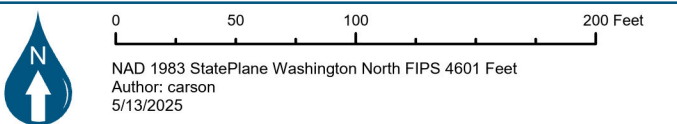
The schedule of events set out herein represents Skagit PUD's best estimate of the schedule that will be followed.

Bid Submittal	July 15 @ 3:00 pm
Recommendation to Commission	August 12
Deed Signature and Recording	by August 31

Document Path: M:\ProjectMaps\Sean\MontborneRd\BigLkLot_P74619\MontborneRd\BigLkLot_P74619.aprx



Montborne Road "Big Lake Lot" Property Vicinity Map



-  P74619
-  Tax Parcels
-  Existing Mains
-  Domestic Lateral
-  Hydrant Lateral
-  Domestic Meter
-  Gate Valve
-  Hydrant

This map was created from available public records and existing map sources, not from field surveys. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field verification.

The PUD #1 of Skagit County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either expressed or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold the PUD #1 of Skagit County harmless from any damage, loss, or liability arising from the use of this map.



Property Information

DISTRICT IDENTITY: Big Lake Lot Property

PROPERTY ID: P74619

TAX ACCOUNT NO.: 4135-021-018-0006

LOT 18, BLOCK 21, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON.

LOT SIZE: 0.11 acres

ZONE: Rural Residential Village. Does not meet minimum lot size. See attached email from Skagit County Planning and Development Services.

SEWER: None

WATER: Available with payment of applicable fees

- Fee in Lieu of Big Lake LUD Assessment: currently \$7,580.04, interest accrues annually (interest is set by RCW and varies year to year)
- System Development Fee (current fees available on website)
- Service Installation Fee

OTHER: Currently tax exempt and assessed as County Owned Right-of-way. Skagit County Assessor will redesignate, and tax as appropriate, after purchase by an individual. Also, see attached email string for information about adjacent vacated right of way.

From: [Torey Nelson](#)
To: [Wendy LaRocque](#)
Cc: [Jeanne M. Aungst](#); [Given Kutz](#); [Forrest Jones](#)
Subject: RE: P74619
Date: Monday, June 23, 2025 1:54:24 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Wendy,

The unopened right-of-way in question is part of the Montborne Plat, an "Old Plat" that came at a time where if the right-of-way was not opened and used within 5 years, the right-of-way returns to the adjacent landowners. However, until there is some sort of conveyance document on record, the title to the land is clouded. We recommend filing suit against the county for the rights to the land, if it's apparent that the land is and never was opened and used by the public, the County will not contest the claim. In summary, the land can be acquired by legal means.

Hope this information helps. Let me know if you wisht to discuss further.
Take care,

Torey Nelson

Engineering Tech V / Lead Bridge Inspector

Skagit County Public Works

1800 Continental Place | Mount Vernon | WA | 98273

P: 360.416.1425 | E: toreyn@co.skagit.wa.us

From: Given Kutz <givenk@co.skagit.wa.us>

Sent: Friday, June 20, 2025 2:44 PM

To: Wendy LaRocque <Larocque@skagitpud.org>; Forrest Jones <forrestj@co.skagit.wa.us>

Cc: Jeanne M. Aungst <jaungst@co.skagit.wa.us>; Torey Nelson <toreyn@co.skagit.wa.us>

Subject: RE: P74619

Greetings Wendy,

It is not vacant land. It is unopened County right of way. The property owner would have to petition the county to vacate the right of way. I have cc'd Torey Nelson, who processes these vacations. He can provide the documents and fees associated with vacations.

Given Kutz

Traffic Engineering Technician IV

Transportation Programs

Skagit County Public Works

201 East Avon Avenue

Burlington WA 98233

Jones <forrestj@co.skagit.wa.us>

Subject: FW: P74619

Hi Wendy,

I can help assist you with your lot certification question. A lot certification will need to be applied for. Based on preliminary review, the lot appears to be a legal lot of record for conveyance, however, the lot does not meet the minimum lot size and does not appear to meet any of the exemptions and therefore would not be eligible for development permits.

Given & Forest,

Could you please assist in answering Wendy's question below regarding the Freedom Lane ROW vacation?

Thank you.

~Jeanne

Jeanne Aungst, CPT

Associate Planner, Current Planning

Skagit County Planning & Development Services

1800 Continental Place, Mount Vernon, WA 98273

Main line: 360-416-1320 Direct line: 360-416-1348

Email: jaungst@co.skagit.wa.us

Email communications with county employees are public records and may be subject to disclosure, pursuant to Chapter 42.56 RCW



From: Planning & Development Services <planning@co.skagit.wa.us>

Sent: Thursday, June 12, 2025 9:32 AM
To: Deepti Khanna <dkhanna@co.skagit.wa.us>
Subject: FW: P74619

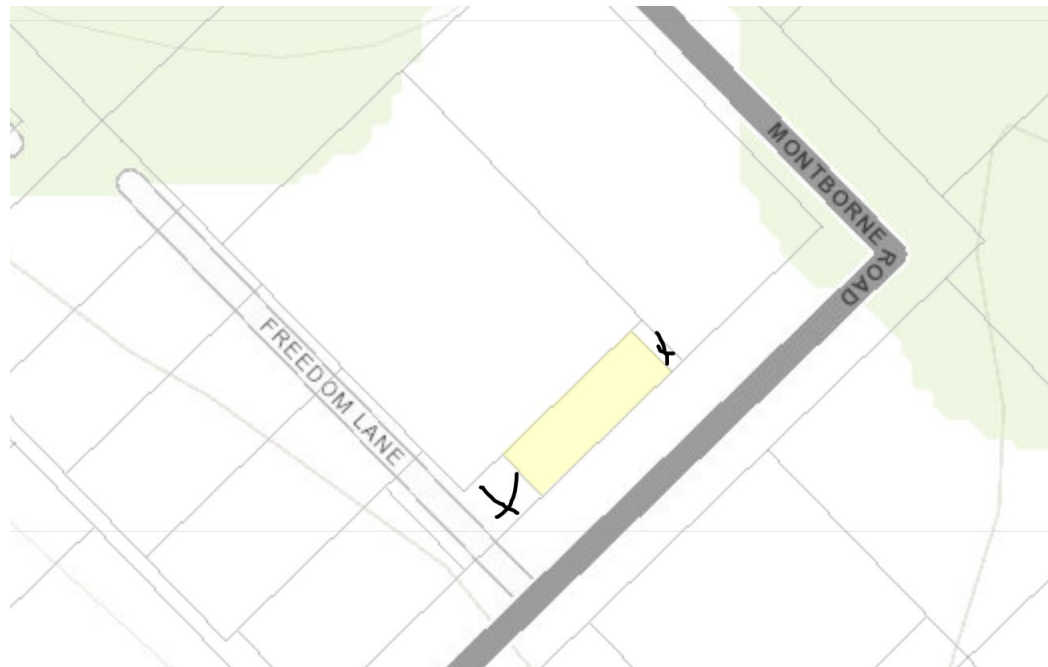
From PDS Inbox

From: Wendy LaRocque <Larocque@skagitpud.org>
Sent: Thursday, June 12, 2025 8:55 AM
To: Planning & Development Services <planning@co.skagit.wa.us>
Subject: P74619

Good morning,

Skagit PUD has surplused P74619 and I will be posting a public bid for the parcel. I noticed that the neighbors may have adjoined Freedom Lane ROW when it was vacated and there is also another blank piece to the northeast of the property. Can you outline the process to adjoin that land to the subject parcel for me? Also, the current lot is smaller than legal lot size in that zone (RRV). An owner would have to go through the lot certification process to potentially build on it, is that right? Or can you outright say it's not buildable for residential or any other use?

Any help/info is appreciated. The PUD will be selling "as is" so I just want to be slightly informed on the process if folks ask.



Thanks,
Wendy

RETURN TO:

Grantee

QUIT CLAIM DEED

PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, a municipal corporation, for and in consideration of \$xxx, hereby conveys and quit claims to xxx, a single person, his successors and assigns, all rights, title and interest in and to the following described real property acquired through an instrument dated, November 20, 1998 and recorded under Skagit County Auditor's file No. 9812240025 Records of Skagit County.

Said real property in Skagit County:

Parcel # P74619 4135-021-018-0006

Legal Description:

LOT 18, BLOCK 21, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON.

WHEREAS, the District has determined the property is surplus to its needs (Resolution #2314-25) and will no longer be utilized for District purposes, and the District is conveying the property "Where is – As is" to Grantee.

Grantee accepts the Property as is, including all known and unknown subsurface and visible conditions, materials or equipment, to include but not limited to the following site conditions (collectively "Site Conditions"): (a) constructed conditions such as wells, casings, footings, foundations, pipes (water, sewer or other), culverts and drains; (b) materials (such as building material) previously buried on or disposed at the Property; (c) natural conditions such as rocks, springs, wells, sink holes, faults or rifts, (d) Hazardous substances; and (e) noxious weeds.

Grantee assumes all ownership of and liability for Site Conditions. Grantee indemnifies, holds harmless and shall defend Grantor and its agents, officers, employees and volunteers, from and against any and all liability arising from injury or death to persons or damage to real or personal property resulting in whole or in part from or arising out of Site Conditions.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers this _____ day of _____, 2025.

GRANTOR:
Public Utility District No. 1 of Skagit County:

George Sidhu, P.E., General Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **George Sidhu** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated he was authorized to execute the instrument and acknowledged it as the **General Manager of Public Utility District No. 1 of Skagit County** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: _____

(Signature)
Notary Public in and for the State of Washington
(Printed Name)

My appointment expires: _____

GRANTEE:

xx

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **xx** is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Date: _____

(Signature) _____

Notary Public in and for the State of Washington

(Printed Name) _____

My appointment expires: _____

Bid Form

Total Bid Amount: \$ _____

Total Bid Amount Written in Words:

_____ Dollars

I have considered the bid package for the Disposition of Surplus Property P74619 and agree to pay the above sum for the property sold "as is" by Skagit PUD.

Signature: _____ Date: _____

Contact Information:

Name:

Address:

Phone Number:

Email Address: