



201008190058

Skagit County Auditor

8/19/2010 Page

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3

4:23PM

After Recording Return to:
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

CERTIFICATE OF NON-COMPLIANCE

Skagit County Planning and Development Services has found the property listed below in non-compliance with Skagit County Code Title 14 or 15, or both, pursuant to the attached Notice and Order to Abate. The property owner has been notified. This certificate of Non-Compliance will remain in effect until compliance is achieved.

Case Number CE10-0043

Violator: Carl and Helen Wibbelman

Legal Description: AVANTI ACRES, LOT 5, ACRES 6.72, MH SERIAL# 17708866A, (HCFC).
(TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1995 SILVER-CREST 65X39 SERIAL NUMBER 17708866A. (HCFC).

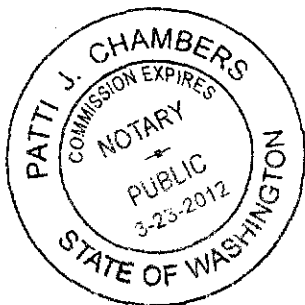
Address of Violation: 26204 Helmick Road, Sedro Woolley

Parcel Number: P119914

I, Tim DeVries, do hereby certify under penalty of perjury that the above information, to the best of my knowledge, is correct.

DATED this 19th day of August, 2010.

Skagit County Building Official



State of Washington, County of Skagit. On this 19th day of AUGUST, year of 2010, before me PATTI J. CHAMBERS Notary Public, personally appeared TIM DEVRIES personally known to me to be the person whose name is subscribed to this instrument, and acknowledged that he/she executed it. Witness my hand and official seal:

Notary's Signature

Notary Public in and for the State of Washington residing at MOUNT VERNON

My commission expires:

3/23/2012

CERTIFIED MAIL

July 7, 2010

NOTICE AND ORDER TO ABATE

Carl and Helen Wibbelman
26204 Helmick Road
Sedro Woolley, WA 98284

Case Number: CE10-0043
Subject property location: 26204 Helmick Road, Sedro Woolley
Legal Description: AVANTI ACRES, LOT 5, ACRES 6.72, MH SERIAL# 17708866A, (HCFC) (TITLE ELIMINATION) INCLUDING MANUFACTURED HOME 1995 SILVERCREST 65X39 SERIAL NUMBER 17708866A.
Assessor's Tax Parcel: P119914
Tax I.D. Number: 4806-000-005-0000

Pursuant to Titles 14 and 15 of the Skagit County Code (SCC), Plans Examiner Al Jongsma conducted a site visit on May 11, 2010. During the site visit Mr. Jongsma observed several inoperable and/or unlicensed vehicles and tractors and a large area of vehicle parts, tires and scrap metal.

The Administrative Official has found that you are in violation of Titles 14 and/or 15 of the Skagit County Code (SCC) and land use regulations or statutes as follows:

1. SCC 14.04. Excessive amounts of unlicensed and/or inoperable vehicles, vehicle parts, and junk, all of which constitute a junkyard under Skagit County Code. The definition of a junkyard is the use of more than 500 square feet of area of a parcel of land for the sorting, dismantling, or storage of junk. Junk means scrap metals, discarded household appliances, furnishings and fixtures, or unlicensed and/or inoperable vehicles, etc. The zoning of your parcel does not permit or allow junkyards and therefore you are in violation of Skagit County Code for this unpermitted use.

You are hereby ordered to take the following action to abate the above violations:

1. Remove all items of junk, as defined above by SCC 14.04, to a combined area that is 500 square feet or less in size, within 14 days from the date of this notice.

1800 Continental Place ♦ Mount Vernon, WA 98273
Phone: (360) 336-9410 ♦ Fax: (360) 336-9411



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A failure to comply with this order may result in referral to the Prosecuting Attorney's office for further enforcement action including commencing a court action for criminal and civil penalties.

A civil penalty of one hundred dollars (\$100.00) is hereby assessed for each day that any violation noted above continues past the required compliance date of **July 28, 2010**. All civil penalties will be enforced and collected as authorized by law.

If the required corrective work is not commenced or completed within the time allotted, the Administrative Official may cause the work to be done. Any county costs incurred to abate the violation(s) will be charged as a public nuisance lien against the property. A public nuisance lien may violate the terms of your real estate loan and Deed of Trust or Mortgage. It may cause your lender to start foreclosure proceedings against your property. If you have any questions about that, please contact your lender.

Appeal to the Skagit County Hearing Examiner: This order becomes final fifteen (15) days after service unless you file a timely appeal with the Skagit County Hearing Examiner. Applications for appeals are available from Skagit County Planning and Development Services. Appeals must be made in writing and submitted, along with the required fees, to Planning and Development Services within fourteen (14) calendar days of service of this Notice and Order to Abate. Appeals will be processed under Chapter 14.06 SCC.

If you have any questions regarding this order, please contact me at (360) 336-9410, ext. 3489.

Sincerely,



Tim DeVries, CBO
Building Official



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Skagit County Auditor