



202505290019

05/29/2025 09:41 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

Return Address:
Skagit Valley College
2405 E College Way
Mount Vernon, WA 98273

NOTICE OF FEDERAL INTEREST

[REAL PROPERTY]

This is to notify all potential sellers, purchasers, transferors, transferees, mortgagees, creditors and any other persons or entities who have or may seek to obtain an interest of any kind in the Property described below of the Federal government's beneficial ownership interest and other interests ("Federal Interest") in the Property, and all improvements thereto, as defined in and/or regulated by the Head Start Act, 42 U.S.C. § 9831 et seq., 45 C.F.R. Parts 74, 92 and 1309, and relevant decisions of the United States courts. The United States Department of Health and Human Services, through its component Administration for Children and Families ("HHS") has awarded funds to Skagit Valley College, Skagit/Islands Head Start program, and Skagit Valley College has used federal grant funds to acquire and/or construct and/or improve the Property. The Head Start grants and federal funding incorporated conditions that include restrictions on the use of the Property and provide for a Federal Interest in the Property.

Grant funds for the acquisition and major renovation of the property, part of which is to be used as a playground, and part of which is undeveloped, were awarded on September 29, 2022 in Award Number 10WH000017-01-00 to The Skagit Valley College District No. 4 (SVC), 2405 East College Way, Mount Vernon, Washington, 98273-5821. The governing body of SVC received a copy of this notice prior to filing on May 13, 2025.

The Property to which this Notice applies is identified as property comprised of one tax parcel situation on the east side of Market Street within the city limits of Mount Vernon in Skagit County, Washington. A portion of the parcel is utilized as a playground, and the remainder is vacant, unimproved land. The address of record is 320 Pacific Place, Mount Vernon, Washington, 98273. The parcel shares an address with the adjacent property to the north, but does not front Pacific Place.

The subject property's full legal description is as follows: P26239 18/34/04

(DK17) THE WEST 238 FEET OF THAT PORTION OF THE SOUTH 8 RODS OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SAID PORTION LYING EAST OF THE EAST MARGIN OF "MARKET STREET," AS DESCRIBED IN INSTRUMENT RECORDED JULY 29, 1958, UNDER AUDITOR'S FILE NO. 568431, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE NORTH 10 FEET OF THE EAST 163.61 FEET THEREOF. SURVEY AF#201310310053

TOGETHER WITH all rights and appurtenances thereto belonging.

In accordance with the terms of the Federal grant(s), the Head Start Act, 42 U.S.C. § 9831 et seq., 45 C.F.R. Parts 74, 92 & 1309, and relevant decisions of the United States courts, the restrictions on the Property include, among others, the following:

- The Property may not be used for any purpose inconsistent with that authorized by the Head Start Act and applicable regulations.
- The Property may not be encumbered, mortgaged, used as collateral, sold or otherwise transferred to another party without the written permission of the responsible HHS official.
- Federal interest in this property cannot be subordinated, diminished, nullified or released through encumbrance of the property, transfer of the property to another party or any other action the grantee takes without the responsible HHS official's written permission.

Further information regarding the Federal Interest in the Property described in this Notice can be obtained from the Administration for Children and Families, Office of Head Start
U.S. Department of Health and Human Services, Administration for Children and Families, Region X, 701 5th Avenue, Suite 1510 MS-76, Seattle WA 98104; Attention: OHS Regional Program Manager.

The recording of this Notice of Federal Interest is not intended to abrogate or replace any previously filed Notice of Federal Interest or other similar document.

IN WITNESS WHEREOF, Skagit Valley College has executed this document as of May 13, 2025.

SUBSCRIBED AND SWORN TO before Christopher Villa this 13 day of May 2025.



By: Christopher Villa

Dr. Christopher Villa
Skagit Valley College
Its: President

Notary Public in and for the State for Washington

My Commission Expires: 7/29/27
Pamela Davis