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Skagit County Auditor

Return address:
Skagit County Public Health
301 Valley Mall Way, Suite 110
Mount Vernon, WA 98273

Skagit County Public Health

Monica Negrila, Director
Howard Leibrand, M.D., Health Officer

Release for Reuse per Chapter 246-205 WAC

October 8, 2026

NW CASH HOME BUYER SOLUTIONS LLC
PO BOX 2105
MOUNT VERNON, WA 98273

RE: Property located at 618 North 4th Street Mount Vernon, Washington
Skagit County Tax Parcel P54001
Legal Description: (0.1300 ac) THE SOUTH HALF OF LOT 2, AND ALL OF LOT 3, BLOCK 3, PAPE'S ADDITION TO THE CITY OF MT. VERNON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON
Skagit Co. Auditor File No. 202410230012

NW CASH HOME BUYER SOLUTIONS LLC:

The subject property located at 618 North 4th Street Mount Vernon, Washington is released for reuse per Chapter 246-205 WAC.

On October 7, 2024, City of Mount Vernon Police Department served a search warrant at the subject property relating to illegal drug distribution and use investigations. As part of the search warrant, Abatement and Decontamination Specialists, a licensed Washington State clandestine lab clean up contractor, collected swab samples of the residence and all detachments including a utility room and shed. The samples were sent to an accredited laboratory to be analyzed for methamphetamine and fentanyl contamination. Abatement and Decontamination Specialists also reported that the two rapid-test samples collected from the above residence were contaminated with methamphetamine above the Washington State decontamination standards for methamphetamine set at 1.5 micrograms per 100 square centimeters (Washington administrative Code WAC 246-205-541).

On October 7, 2024 while at the subject property Skagit County Public Health (SCPH) received information on evidence found at the subject residence which related to illegal drug distribution and storage of methamphetamine and fentanyl.

On October 10, 2024 SCPH issued a Health Officer Order on the above referenced property ordering the property shall not be occupied based on the evidence presented by Mount Vernon Police Department and Abatement & Decontamination Specialists. Do Not Occupy signs were fixed to the above mentioned property by Skagit County Public Health.

On October 22, 2024, SCPH received a copy of the Abatement & Decontamination Specialists pre-assessment report for the subject property. The Pre-Assessment Report documented that fourteen collected from the above residence were contaminated with methamphetamine above the Washington State decontamination standards for methamphetamine set at 1.5 micrograms per 100 square centimeters Washington Administrative Code (WAC 246- 205-541). All fourteen samples collected from the above residence were also contaminated with fentanyl which is a hazardous substance.

On October 23, 2024 SCPH declared 614 North 4th Street contaminated and issued an Order Prohibiting Use under the authority of WAC 246-205 Decontamination of Illegal Drug Manufacturing or Storage Sites and Skagit County Code (SCC) 12.16.360 Contaminated properties from illegal drug manufacturing or storage. This order prohibits use of all or portions of the structure until decontamination standards under WAC 246-205-541 are met and verified by Public Health to be declared decontaminated (See Skagit County Auditor file number 202410230012).

On August 20, 2026 SCPH reviewed and approved the revised Work Plan for the Decontamination of Methamphetamine and Fentanyl for 618 N 4th Street Mount Vernon, WA 98273 submitted by Cascades Cleanup & Restoration Inc. a licensed Washington State clandestine lab clean up contractor, for the subject property.

On October 7, 2026 SCPH received and approved the revised Final Report Decontamination of Methamphetamine and Fentanyl prepared by Cascades Cleanup & Restoration Inc. for the subject property. The final report was completed in accordance with the August 20, 2026 approved work plan and included post-decontamination test results for the subject property.

SCPH has reviewed the final report and concludes that contamination has been abated below the Washington standard for methamphetamine contamination of less than or equal to 1.5 micrograms per 100 square centimeters and abated in accordance with decontamination standards under WAC 246-205-541. The subject property located at 618 North 4th Street Mount Vernon, Washington is released for reuse per Chapter 246-205 WAC. Records related to the decontamination of the structure may be requested through Skagit County Public Health.

If you have any questions or need assistance, please contact Skagit County Public Health at 360-416-1500.

Sincerely,

Heather M Lopes
Environmental Health Specialist
Skagit County Public Health

Cc: Eastside Funding, LLC
Cascade Trustee Services, Inc.
City of Mount Vernon
Washington State Department of Health

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