

AFTER RECORDING MAIL TO:

Forsberg Enterprises, LLC
c/o Harry Forsberg
13427 105th Ct NE
Kirkland, WA 98034



201609220112

Skagit County Auditor

\$78.00

9/22/2016 Page

1 of

6 2:11PM

GUARDIAN NORTHWEST TITLE CO.

TRUSTEE'S QUITCLAIM DEED

111947

GRANTOR VIRGINIA BURDETTE, as duly appointed BANKRUPTCY TRUSTEE of the Bankruptcy Estate of Cascade Ag Services, Inc., fdba Sterling Investment Group, LLC, Bankruptcy Case No. 12-18366-MLB, pending in the United States Bankruptcy Court for the Western District of Washington (the "Estate"), pursuant to the Order Authorizing Sale Of Real Property Located At 13459 Dodge Valley Road, Mount Vernon, Washington Free and Clear of Liens, Interests And Encumbrances Pursuant To Section 363 Of The Bankruptcy Code, entered on July 28, 2016 (the "Order"), for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby CONVEY AND QUIT CLAIM to **GRANTEE FORSBERG ENTERPRISES, LLC, a Washington limited liability company,** all of the Estate's interest in the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) therein:

Parcel A:

Lot 3 of Skagit County Short Plat No. 96-092 approved September 12, 1997 and recorded September 24, 1997 as Auditor's File No. 9709240084 in Book 13 of Short Plats, pages 41 and 42, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 33 North, Range 3 East, W.M.

Parcel B:

Lot 4 of Skagit County Short Plat No. 96-092 approved September 12, 1997 and recorded September 24, 1997 as Auditor's File No. 9709240084 in Book 13 of Short Plats, pages 41 and 42, records of Skagit County, Washington, being a portion of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 33 North, Range 3 East, W.M.

Assessor's Property Tax No: P112114, 330305-4-008-0400, P112115, 330305-4-008-0500

Abbreviated Legal: Section 5, Township 33 North, Range 3 East; Ptn. NW SE (aka Lots 3 & 4, SP #96-092)

Said interest is subject to any and all easements, covenants, restrictions, reservations, conditions, rights of way and zoning and other ordinances and laws, if any, enforceable at law or in equity.

The conveyance of the real property herein is made pursuant to the terms of the Order referenced above, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and is made free and clear of all liens, interests and encumbrances, which shall no longer attach to the real property. The conveyance is further made "AS IS" and "WHERE IS" and without warranty or representation of any kind or character whatsoever, express or implied, including but not limited to warranties regarding fitness for a particular purpose, zoning, soils or other environmental conditions or suitability for buyers' intended purpose.

Dated: 9/20/16

Virginia Burdette, solely in her capacity as Bankruptcy Trustee of the
Bankruptcy Estate of Cascade Ag Services, Inc.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

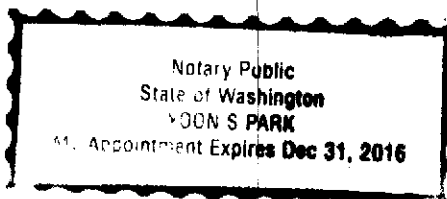
20164284
SEP 22 2016

Amount Paid \$ 7345.00
By TM Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

I certify that I know or have satisfactory evidence that Virginia Burdette is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath states that she was authorized to execute the instrument and acknowledged it as the Trustee of the Bankruptcy Estate of Cascade Ag Services, Inc., to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/20/2016



Printed Name: Yoon S. Park
Notary Public in and for the state of Washington
Residing at Seattle, WA
My appointment expires: 12-31-2016

Entered on Docket July 28, 2016

Below is the Order of the Court.



Marc Barreca
U.S. Bankruptcy Judge

(Dated as of Entered on Docket date above)

Judge: Hon. Marc L. Barreca
Chapter: Chapter 7

UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:

CASCADE AG SERVICES, INC.,

Debtor.

Case No. 12-18366

ORDER AUTHORIZING SALE OF REAL
PROPERTY LOCATED AT 13459 DODGE VALLEY
ROAD, MOUNT VERNON, WASHINGTON FREE
AND CLEAR OF LIENS, INTERESTS AND
ENCUMBRANCES PURSUANT TO SECTION 363
OF THE BANKRUPTCY CODE

THIS MATTER having come before Judge Marc L. Barreca on the Trustee's
Motion for Order Authorizing Sale of Real Property located at 13459 Dodge Valley Road,
Mount Vernon, Washington Free and Clear of Liens, Interests and Encumbrances

ORDER AUTHORIZING SALE OF REAL PROPERTY
FREE AND CLEAR OF LIENS, INTEREST AND
ENCUMBRANCES PURSUANT TO 363 OF THE CODE
Page 1

Wood & Jones, P.S.
303 N. 67th Street
Seattle WA 98103
(206) 623-4382

EXHIBIT A

1 ("Trustee's Motion"); the Court finding that notice of the Trustee's Motion was timely given
2 to all creditors listed on the mailing matrix as evidenced by the Declaration of Mailing filed
3 with the Court, and finding that the notice was reasonable, adequate and timely and thus
4 was in compliance with the Bankruptcy Code, Bankruptcy Rules and the Local Rules; the
5 Court having reviewed and considered any and all objections filed and having reviewed
6 the files herein, and deeming itself fully informed in the matter, now, therefore it hereby is

7 ORDERED ADJUDGED AND DECREED that the Trustee is authorized to sell
8 the real property located at 13459 Dodge Valley Road, Mount Vernon, Washington more
9 particularly described on Exhibit A hereto ("Property") to Harry Forsberg and/or assigns
10 for a price of Three Hundred Thousand Dollars (\$300,000.00) upon the terms and
11 conditions set forth in the Commercial & Investment Real Estate Purchase and Sale
12 Agreement and Addendum attached to the Declaration of Virginia Burdette which is on
13 file with this Court at ECF No. 1107;

14 ORDERED ADJUDGED AND DECREED that pursuant to §363 of the
15 Bankruptcy Code the sale of the Property is free and clear of any and all liens, interests
16 and encumbrances with all liens interests and encumbrances to attach to the sales
17 proceeds as though they were the Property; and it is further

18 ORDERED ADJUDGED AND DECREED that at closing the escrow agent is
19 authorized to pay all necessary and ordinary closing costs including any past due real
20 property taxes and a commission of 3% to Virginia Burdette, Chapter 7 Trustee, for
21 negotiating the deal, preparing the Commercial & Investment Real Estate Purchase and
22 Sale Agreement and the amendments thereto; and it is further

23 ORDERED ADJUDGED AND DECREED that at closing the escrow agent is to
24 pay Thirty Thousand Dollars (\$30,000.00) of the net sales proceeds to Virginia Burdette
25 as a carve-out and to pay all remaining funds to the first position mortgage holder,
26 Washington Federal; and it is further

27 ORDERED ADJUDGED AND DECREED that Virginia Burdette is hereby
28 authorized to execute all documents necessary to effectuate the sale.

29 ORDER AUTHORIZING SALE OF REAL PROPERTY
FREE AND CLEAR OF LIENS, INTEREST AND
ENCUMBRANCES PURSUANT TO 363 OF THE CODE
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EXHIBIT A

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303 N. 67th Street
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(206) 623-4382

1
2 ///END OF ORDER///

3 Presented by

4 WOOD & JONES, P.S.

5 /s/ Denice E. Moewes

6 Denice Moewes, WSB#19464

7 Attorney for Trustee

8 Virginia Burdette

9 Agreed as to form and content; Sale approved notice of presentation waived:

10 LANE POWELL, P.C.

11 Charles R. Ekberg

12 Charles R. Ekberg, WSB# #342

13 Attorney for Washington Federal,

14 1st position Deed of Trust holder
15 on Property

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ORDER AUTHORIZING SALE OF REAL PROPERTY
FREE AND CLEAR OF LIENS, INTEREST AND
ENCUMBRANCES PURSUANT TO 363 OF THE CODE
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PARCEL "A":

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Situate in the County of Skagit, State of Washington.

PARCEL "B":

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Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

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EXHIBIT A