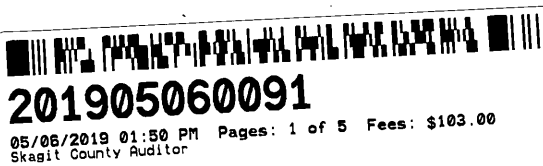


When recorded return to:



QUIT CLAIM DEED

THE GRANTOR

Low Overhead Co.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1675
MAY 06 2019

for and in consideration of

10.00

conveys and quit claims to

Bonnie Lee Dares

Amount Paid \$ 0
Skagit Co. Treasurer
By Wiam Deputy

the following described real estate, situated in the County of Skagit, State of Washington.
Lot 3 Block 20 map of City of Anacortes, according to the plat
there of. Recorded in Vol 2 of Plats, Pages 4 through 7, Record of
Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above)

Tax Parcel Number(s): PS4968

Dated:

12-6-17

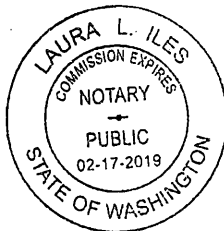
Low Overhead Co.
John Dares - Dealer -

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that JoAnn Dares the person who
appeared before me, and said person acknowledge that she signed this instrument and acknowledge it to be
her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-6-17

Laura L. Iles



Notary Public in and for the State of Washington
Residing at: Anacortes
My appointment expires: 2-12-19

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2018 APR 20 AM 9:08

11-4-00140-7
OR 18
Order
2970794



I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5/6/19



MELISSA BEATON, County Clerk

By: [Signature]
Deputy Clerk

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR
IN AND FOR THE COUNTY OF SKAGIT

In The Matter of the Estate

Of

ROBERT C. DARES,

Deceased.

No. 11-4-00140-7

BINDING AGREEMENT AND ORDER
PURSUANT TO THE TRUST AND
ESTATE DISPUTE RESOLUTION ACT

Preamble

The parties, Jo Ann Dares and Bonnie Dares are Co-Personal Representatives of the Estate of Robert Dares and as Co-Trustees and have been unable to resolve matters involving both the Estate and collateral issues. The collateral issues involve the Robert And Jo Ann Dares Trust and business entities known as Low Overhead Company, L.O.C.O, Inc and U-Save Auto and Truck Rental. Various assets of the Estate of Robert C. Dares have been distributed either to the Trust or to one or more of the beneficiaries, but the parties have been unable to agree on final division and distribution of assets.

Binding Agreement

Pursuant to the provisions of RCW 11.96A.200 through .11.96A.240 of the Trust And Estate Dispute Resolution Act, the parties now enter into this binding agreement and seek

BINDING AGREEMENT AND ORDER PURSUANT
TO THE TRUST AND ESTATE DISPUTE
RESOLUTION ACT - 1

Advocates Law Group
C. Thomas Moser, WSBA #7287
1204 Cleveland Avenue
Mount Vernon, WA 98273
360-428-7900

ORIGINAL

1 judicial approval so the same may be enforced by the Court if necessary. A reference to the
2 parties shall be a reference to them individually and in their roles as Co-Personal Representative
3 of the Estate, Co-Trustees of the Trust and shareholders or Directors of the business entities
4 identified herein.

5 Court Order

6 **THIS MATTER** having come before the Court upon agreement among the parties, the
7 Estate represented by Dewey Weddle, Co-Personal Representative Bonnie Dares represented by
8 C. Thomas Moser, Co-Personal Representative Jo Ann Dares represented by Lawrence Pirkle,
9 and the Court being fully advised, now makes the following:

10 **IT IS HEREBY ORDERED ADJUDGED AND DECREED** that the Co-Personal
11 Representatives shall take the following actions to sell, dispose, convey and liquidate assets of
12 the Estate and the Trust of Robert Dares and distribute the same pursuant to the terms of this
13 order:

14 1) The real property at 907 24th Street, Anacortes, Washington (P57227) presently owned by Low
15 Overhead Company shall be sold and the proceeds distributed evenly between the ~~Co-Personal~~ *Bonnie Dares*
16 *and Jo Ann Dares* Representatives; and

17 2) The real property at 905 8th Street, Anacortes, Washington (P54968) presently owned by Low
18 Overhead Company shall be conveyed to Bonnie Dares within 30 days after the entry of this
19 order; and

20 3) The real property located in Alaska, whether owned by the Estate, Trust, or Jo Ann
21 Dares shall be conveyed to Bonnie Dares within 30 days after the entry of this order; and
22

BINDING AGREEMENT AND ORDER PURSUANT
TO THE TRUST AND ESTATE DISPUTE
RESOLUTION ACT - 2

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1 4) The boat, described as a 26 foot Uniflite, now located at the Alaska real property shall
2 be conveyed to Bonnie Dares; and

3 5) The Honda Wheeler and Bombardier, now located at the Alaska real property shall be
4 conveyed to Bonnie Dares; and

5 6) All stocks, bonds and any other securities owned by the Estate or the Trust shall be
6 sold within 30 days of the entry of this order and the proceeds distributed evenly between the
7 Bonnie Dares and JoAnn Dares; and
~~Co-Personal Representatives.~~

8 7) The business known as U-Save Car and Truck Rental and L.O.C.O. Inc. shall be sold
9 and the proceeds distributed evenly between the Bonnie Dares and JoAnn Dares
~~Co-Personal Representatives; and~~

10 8) The 2009 Chevrolet Pickup which is currently using a dealer plate with
11 ~~now registered to Robert Dares, Washington license~~
12 number 2647A, shall be conveyed to Bonnie Dares, and the extra set of keys to the pickup shall
~~be given to Bonnie Dares within 10 days of the entry of this order; and~~

13 9) The 30-30 Winchester rifle
~~30-06 rifle~~, identified as model 94 shall be conveyed to Bonnie Dares;
14 and

15 **IT IS FURTHER ORDERED, as follows:**

16 9) The Co-Personal Representatives shall together, or through their agents, inventory the
17 safe deposit box at Skagit Bank and close the box and place the contents of that box with
18 attorney Dewey Weddle for further distribution; and

19 10) The financial and tax records shall be photocopied by Jo Ann Dares and the
20 accountant for the Estate, the Trust and any companies owned by either and delivered to Bonnie
21 Dares within 10 days of the entry of this order. Any expenses for photocopying such records
22 shall be at the expense of the Estate.

**BINDING AGREEMENT AND ORDER PURSUANT
TO THE TRUST AND ESTATE DISPUTE
RESOLUTION ACT - 3**

**Advocates Law Group
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1204 Cleveland Avenue
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360-428-7900**

*and the Estate Trust
share of the real property
at 910 25th
Street, Anacortes
WA. (P57309)*

1 DATED this 20 day of ^{April}~~June~~ 201⁸~~7~~

2
3 JUDGE

4 Presented by:

5 C. Thomas Moser, WSBA #7287
6 Attorney for Bonnie Dares

Entry Approved:

Lawrence Pirkle WSBA # 18392
Attorney for Jo Ann Dares

7
8 Entry Approved:

9 Dewey Weddle
10 Attorney for the Estate

Entry Approved

Bonnie Dares
Co-Personal Representative

11
12 Entry Approved:

13 Jo Ann Dares
14 Co-Personal Representative

15
16
17
18
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21
22
BINDING AGREEMENT AND ORDER PURSUANT
TO THE TRUST AND ESTATE DISPUTE
RESOLUTION ACT - 4

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