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David Greenberg
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202001310169

01/31/2020 03:14 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040375

CHICAGO TITLE

620040375

DOCUMENT TITLE(S)

Agreed Order for Release of Estate's Interest in Certain Property and Use of Loan Proceeds

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Brenton-Saad, Lisa Estate of

☐ Additional names on page _____ of document

GRANTEE(S)

The Public

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

LOT(S): land 3 Short Plat 68-79 + Ptn NE
OF NE 24-34-3E

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P22555 / P22553

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

FILED

EXP01

DEC 16 AM 11:25

Commissioner Henry Judson
(jurisdiction retained)KING COUNTY
SUPERIOR COURT, 25TH
SEATTLE, WAAgreed Order re: Release of Lis Pendens
and Use of Loan ProceedsCERTIFIED
COPYIN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF KING

Estate of

LISA BRENTON-SAAD, AKA LISA
BRENTON,

Deceased.

NO. 18-4-00070-7 SEA

AGREED ORDER FOR RELEASE OF
ESTATE'S INTEREST IN CERTAIN
PROPERTY AND USE OF LOAN
PROCEEDS

The parties to this matter have reached an agreement for the release of Lis Pendens on and transfer of the estate's interest in two commercial properties located at 17866 State Route 536 and 17854 State Route 536 in Mount Vernon, WA and for the use of certain loan proceeds to pay down a home equity line of credit for which a residence located at 21602 36th Ave NW in Stanwood, WA was used as collateral.

Therefore, the Court finds and concludes:

The release of the Lis Pendens against 17866 State Route 536 and 17854 State Route 536 in Mount Vernon, Washington and a transfer of the estate's interest in these properties is reasonable and necessary and for the benefit of the estate as long as Khaled Saad uses certain loan proceeds of a loan to be taken against these properties to pay down a home equity line of credit currently existing against the residence located at 21602 36th Ave NW in Stanwood Washington.

AGREED ORDER FOR RELEASE OF
ESTATE'S INTEREST IN CERTAIN
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1 NOW, THEREFORE, IT IS HEREBY ORDERED:

2 1. Robert L. Christie shall deliver into escrow a release of the Lis Pendens against
3 the commercial properties located at 17866 State Route 536 and 17854 State Route 536 in Mount
4 Vernon, Washington, respectively tax parcels P22553 and P22555 (hereinafter the "Commercial
5 Properties").

6 2. Robert L. Christie shall deliver into escrow quitclaim deeds granting the estate's
7 interest the Commercial Properties to Khaled Saad.

8 3. Khaled Saad must take a loan against the properties in the amount of \$275,000,
9 and after setting aside \$20,000.00, to be paid into the attorney trust account of Simburg, Ketter,
10 Sheppard & Purdy, LLP, his attorneys, Khaled Saad must use the balance of the loan proceeds to
11 pay down the home equity line of credit currently taken against the residence located at 21602
12 36th Ave. NW in Stanwood Washington.

13 4. Escrow instructions for the loan that Khaled Saad is to take against the
14 Commercial Properties must state that the Release of the Lis Pendens and quitclaim deeds are
15 only to be released to Khaled Saad and recorded upon transfer of the balance of the loan
16 proceeds to Wells Fargo account number ending in [REDACTED] 7971998.

17 5. The escrow instructions consistent with this Order must be provided to the
18 attorneys for Robert L. Christie before Robert L. Christie is to transfer the Release of the Lis
19 Pendens or the quitclaim deeds into escrow.

20 6. The escrow instructions shall not be changed without the written approval of the
21 personal representative, Robert L. Christie.

22 7. A copy of this Order must be provided to the company handling escrow for the
23 loan.

24 8. The aforementioned \$20,000.00 to be set aside and paid into the attorney trust
25 account of Simburg, Ketter, Sheppard & Purdy, LLP, shall be held pending further order of this

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1 Court, and—upon a finding that Mr. Saad has no other means to do so—may be utilized only for
 2 the purpose of improving cashflow for Mr. Saad's automobile business (American Auto. & Body)
 3 located at the Commercial Properties or to make loan payments in the event that he is unable to
 4 make monthly payments on the loan herein. Within 10 days of the court's order, an accounting
 5 of the expenditure of the funds, including, but not limited to: copies of invoices, checks, receipts,
 6 mortgage statements, will be provided to the PR of the estate.

7 9. Nothing in this Order prevents the Estate from later seeking to execute a
 8 Judgment, if any, against the Commercial Properties, with the understanding that the Estate
 9 would be second in line behind the lenders who will file a deed of trust upon closing the above
 10 referenced loan.

11 10. Khaled Saad is prohibited from borrowing additional
 12 funds against the Home Equity Line of Credit

13 DONE IN OPEN COURT on this 12/16 day of 2019. *gob* *cl*

14 
 15 COURT COMMISSIONER JUDSON


16 HENRY H. JUDSON

17 DEC 16 2019

18 COURT COMMISSIONER

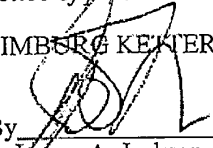
19 Presented by:

20 BETTS, PATTERSON & MINES, P.S.

21 By 
 22 David R. Greenberg, WSBA #46308
 23 James D. Nelson, WSBA #11134
 24 Attorneys for Robert L. Christie

25 Approved as to form and substance;
 notice of presentation waived; and copies received:

26 SIMBORG KENTER SHEPPARD & PURDY, LLP

27 By 
 28 James A. Jackson, WSBA # 29836
 29 Attorney for Khaled E. Saad

30 AGREED ORDER FOR RELEASE OF
 31 ESTATE'S INTEREST IN CERTAIN
 32 PROPERTY AND USE OF LOAN
 33 PROCEEDS

34 Agreed Order re I. is Pendens (final) 121219 0948/7004-0498

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 36 Patterson
 37 Mines
 38 One Convention Place
 39 Suite 1400
 40 701 Pike Street
 41 Seattle, Washington 98101-3927
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1 FREY BUCK

2
3 By /s/ Karen L. Cobb *Karen L. Cobb*
4 Karen L. Cobb, WSBA # 34958
Attorneys for Kayleigh Rhys Brenton

5
6 WILLIAM M. ZINGARELLI, PS

7
8 By *William M. Zingarelli by David R. Greenberg per email dtd 12/13/19*
9 William M. Zingarelli, WSBA # 23568
Attorney for Susan Wilcox

10 AIKEN, ST. LOUIS & SELIG, P.S.

11
12 By *Christopher Lee by David R. Greenberg per email dtd 12/12/19*
13 Christopher C. Lee WSBA # 26516
14 Probate guardian ad litem for Zayn Saad,
minor

15 By *Benjamin Brenton by David Greenberg per email dtd 12/14/19*
16 Benjamin Brenton, Pro Se

17 BROTHERS & HENDERSON, P.S.

18
19 By _____
20 Ellen E. Barton, WSBA No. 16209
Attorneys for Aaron Quinn Brenton

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AGREED ORDER FOR RELEASE OF
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1 FREY BUCK

2
3 By /s/ Karen L. Cobb
4 Karen L. Cobb, WSBA # 34958
5 Attorneys for Kayleigh Rhys Brenton

6
7 WILLIAM M. ZINGARELLI, PS


8 By
9 William M. Zingarelli, WSBA # 23568
10 Attorney for Susan Wilcox

11 AIKEN, ST. LOUIS & SELIG, P.S.

12 By
13 Christopher C. Lee WSBA # 26516
14 Probate guardian ad litem for Zayn Saad,
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16 By
17 Benjamin Brenton, *Pro Se*

18 BROTHERS & HENDERSON, P.S.

19 By 
20 Ellen E. Barton, WSBA No. 16209
21 Attorneys for Aaron Quinn Brenton

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23
24
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I BARBARA MINER Clerk of the Superior Court of the State of Washington for King County do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof IN TESTIMONY WHEREOF I have affixed this seal of said Superior Court at my office at Seattle on this date DEC 16 2019



BARBARA MINER Superior Court Clerk

B. TEMBREULL
Deputy Clerk