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Document Title:

Order Granting Receiver's Motion to Approve Sale of the Property

Reference Number :Grantor(s):☐ additional grantor names on page ____.

1. Dahlstedt Family Properties, L.L.C., a Washington limited liability company, Plaintiff

2.

Grantee(s):☐ additional grantee names on page ____.

1. Barbara Dahlstedt, et. al., Defendants

2. Resource Transition Consultants, LLC, General Receiver

Abbreviated legal description:☒ full legal on page(s) 5.

Ptn Lot 3, SP 7-89 AF #8903020017 (Ptn SW NW, 9-34-3 E W.M.), Lot 8, BSP PL07-0187 AF
#801108100067 and Lot 1,
Survey AF #200905290102 (Ptn NW SW, 9-34-3 E W.M.)

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____.

P21293, P130706, P21284

24-2-00026-29
DR 151
Order
18758789



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 5/29/25

MELISSA BEATON, County Clerk
By: Becki Savola
Deputy Clerk BECKI SAVOLA

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2025 APR 29 PM 4:29



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

DAHLSTEDT FAMILY PROPERTIES, LLC,
a Washington limited liability company,
Plaintiff,

v.

BARBARA DAHLSTEDT, an individual,
PATRICIA DAHLSTEDT, an individual,
GARY DAHLSTEDT, an individual,
KENNETH DAHLSTEDT, an individual,
NORMAN DAHLSTEDT and PATRICIA
LOUISE DAHLSTEDT MULTI-
GENERATIONAL TRUST, and the ESTATE
OF NORMAN H. DAHLSTEDT,
Defendants.

NO: 24-2-00026-29

ORDER GRANTING RECEIVER'S
MOTION TO APPROVE SALE OF
THE PROPERTY COMMONLY
KNOWN AS 13048 & 13421 FARM TO
MARKET ROAD, MOUNT VERNON,
SKAGIT COUNTY, WASHINGTON,
TAX PARCEL NOS. P21284, P130706
AND P21293

THIS MATTER came before the Court upon the motion ("Motion") of Resource Transition Consultants, LLC ("RTC" or the "Receiver"), the duly-appointed general receiver of Dahlstedt Family Properties, LLC (the "Debtor"), for authorization to sell the Debtor's commercial real property located at the address commonly known as 13048 & 13421 Farm to Market Road, Mount Vernon, Skagit County, Washington, Tax Parcel Nos. P21284, P130706 and P21293 (the "Property"), to NRE Holdings LLC, a Washington limited liability company ("Buyer"), for Twenty-One Million Three Hundred Seventy-One Thousand Dollars

ORDER GRANTING RECEIVER'S MOTION
TO APPROVE SALE OF PROPERTY - 1

RESOURCE TRANSITION CONSULTANTS, LLC
4100 194TH ST. SW, SUITE 208
LYNNWOOD, WA 98036
PHONE: (425) 954-9277

1 (\$21,371,000), free and clear of liens and encumbrances, pursuant to the Purchase and Sale
2 Agreement ("PSA") attached to the accompanying Declaration of Kevin Hanchett. The Court
3 reviewed the pleadings and files herein, including RTC's motion and the supporting Declaration
4 of Kevin Hanchett, together with all exhibits and any responses and replies.
5

6 Having been fully advised, the Court finds and concludes as follows:

7 1. The Court has jurisdiction over the receivership and the transactions contemplated
8 by the Motion, pursuant to RCW 7.60.055.
9

10 2. It is in the best interests of the creditors of the estate and the parties to allow the
11 Receiver to sell the Property, free and clear of liens, pursuant to RCW 7.60.260.
12

13 3. All parties entitled to notice of the motion and the proposed order received such
14 notice and had the opportunity to participate.

15 4. The Buyer submitting the offer is unrelated to the Receiver. The sale was negotiated
16 with the Receiver at arm's length and entered into in good faith.
17

18 Now, therefore, IT IS HEREBY ORDERED that:

19 1. The Receiver is authorized to sell the Property pursuant to the terms of the PSA
20 accompanying the Declaration of Kevin Hanchett.

21 2. The Receiver is authorized to take all necessary steps to consummate and close the
22 sale. The Receiver shall have the right but not the obligation to seek such further orders of this
23 Court to facilitate the closing of the sale as it may deem necessary or appropriate.
24

25 ////
26

ORDER GRANTING RECEIVER'S MOTION
TO APPROVE SALE OF PROPERTY - 2

RESOURCE TRANSITION CONSULTANTS, LLC
4100 194TH ST. SW, SUITE 208
LYNNWOOD, WA 98036
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3. The Buyer shall take the Property free and clear of all liens, encumbrances, and rights of redemption.

4. Liens encumbering the Property shall transfer and attach to the proceeds of the sale and shall be paid in accordance with said liens' amounts, priorities and validity. The Receiver may pay directly from closing all costs of sale, including closing costs, the disposition fees and reimbursable costs to the Receiver, and the undisputed amounts of any liens. In the event of a bona fide dispute with respect to the amount or validity of any lien, the Receiver shall hold such disputed amount in trust until the dispute is resolved.

5. Absent issuance of a stay of the sale, the Receiver shall proceed to close the sale approved under the terms of this Order, ~~notwithstanding the pendency of a motion for reconsideration or an appeal. Reversal or modification of this Order on appeal shall not affect the finality and validity of the transaction or the title granted to the Buyer, absent issuance of a stay of the sale prior to closing.~~

DONE IN OPEN COURT on 28 APRIL, 2025

Judge Evan Jones
Whatcom County Superior Court

Presented by:

RESOURCE TRANSITION CONSULTANTS LLC, Receiver

By: /s/ Kevin Hanchett
Kevin Hanchett, WSBA #16553
Its Member

ORDER GRANTING RECEIVER'S MOTION
TO APPROVE SALE OF PROPERTY - 3

RESOURCE TRANSITION CONSULTANTS, LLC
4100 194TH ST. SW, SUITE 208
LYNNWOOD, WA 98036
PHONE: (425) 954-9277

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

PARCEL A:

The South 966.00 feet of Lot 3, Skagit County Short Plat No. 7-89, approved March 1, 1989, and recorded March 2, 1989 in Volume 8 of Short Plats, pages 112 and 113, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.,

EXCEPT the East 210.00 feet thereof,

AND EXCEPT any portion thereof lying Northeasterly of a line drawn parallel with and 25 feet Southwesterly of the Southwesterly bank of the existing drainage ditch maintained by Drainage District No. 19, running along the toe of the hill,

AND ALSO EXCEPT that portion conveyed to Skagit County for road by deed recorded June 17, 1999, under Auditor's File No. 9906170004.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Lot 8, BINDING SITE PLAN NO. PL07-0187, "DAHLSTEDT FAMILY PROPERTIES BINDING SITE PLAN", approved August 10, 2011, recorded August 10, 2011 under Auditor's File No. 201108100067, records of Skagit County, Washington; being a portion of West 1/2 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the east 20 feet of Lot 2, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in a portion of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East W.M. TOGETHER WITH that portion of the east 20 feet of Lot 3, said Revised Short Plat No. 14-83, lying Northerly of the following described line: Beginning at the Southeast corner of said Lot 3; Thence North 00°05'26" East 238.00 feet (bearing called North 00°05'32" East in previous descriptions) along the east line of said Lot 3; Thence South 89°46'44" West 20.00 feet (bearing called South 89°47'05" West in previous descriptions) to the terminus of said line.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over, under and across the West 30 feet of the Northeast 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M. as described in the "Reservation of Easement" in Statutory Warranty Deed from Norman H. Dahlstedt and Patricia Louise Dahlstedt, husband and wife, to Puget Sound Power & Light Company, dated February 24, 1982, in Volume 467 of Deeds, pages 566 and 567, under Auditor's File No. 8202240060, records of Skagit County, Washington.

PARCEL B continued:

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and roadway over, under, across and through the east 20 feet of parcel "C" as described in "Attached as Schedule A-1" in Warranty Deed from Dahlstedt Family Properties, L.L.C., to Hughes Farms, Inc., dated November 24, 1997 and recorded January 22, 1998, in Volume 1757 of Deeds, pages 0072 through 0075, under Auditor's File Number 9801220067, records of Skagit County, Washington, and being a portion of Lot 3, Revised Short Plat No. 14-83, approved August 12, 1986, and recorded August 13, 1986, in Volume 7 of Short Plats, pages 108 and 109, under Auditor's File No. 8608130026, records of Skagit County, Washington; Being in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

AND ALSO TOGETHER WITH easement as recorded February 25, 2025, under Auditor's File No. 202502250029, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL C:

Lot 1, Short Plat No. 94-035, approved May 24, 1995, recorded May 26, 1995 in Volume 11 of Short Plats, Pages 207 and 208, under Auditor's File No. 9505260005, and being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M.

TOGETHER WITH that portion of Lot 2, Skagit County Short Plat No. 94-035, approved May 24, 1995, and recorded May 26, 1995, in Volume 11 of Short Plats, Pages 207 and 208, under Auditor's File No. 9505260005, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 3 East, W.M., lying Westerly of the following described line:

Beginning at the Northeast corner of said Lot 2;

Thence North 89°36'55" West 237.14 feet along the North line of said Lot 2;

Thence South 12°21'12" West 36.76 feet to a non-tangent point of curvature;

Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 10°34'53" West, through a central angle of 35°54'11" an arc distance of 368.96 feet;

Thence South 89°36'55" East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, lying Easterly of the following described line:

Beginning at the Northeast corner of Lot 2 of said Short Plat;

Thence North 89°36'55" West 237.14 feet along the North line of said Lot 2;

Thence South 12°21'12" West 36.76 feet to a non-tangent point of curvature;

Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 10°34'53" West, through a central angle of 35°54'11" an arc distance of 368.96 feet;

Thence South 89°36'55" East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

ALSO EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, described as follows:

PARCEL C continued:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;

Thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;

Thence North 11°43'29" East 74.79 feet;

Thence North 20°41'53" East 71.71 feet;

Thence North 89°33'10" East 196.82 feet parallel with the North line of said Lot 1 (called South 89°36'55" East in said Short Plat) to the East line of said Lot 1;

Thence South 00°05'32" West 140.00 feet along said East line (called South 00°56'12" West in said Short Plat) to the point of beginning,

AND ALSO EXCEPT that portion of said Lot 1, Skagit County Short Plat No. 94-035, described as follows:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035:

Thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;

Thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;

Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet to the true point of beginning;

Thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;

Thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended;

Thence Northwesterly on said curve to the right (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of North 51°28'00" West, through a central angle of 25°17'50", an arc distance of 259.97 feet to the true point of beginning;

TOGETHER WITH that portion of said Lot 2, Short Plat No. 94-035, lying Southerly of the following described line:

Beginning at the Northeast corner of said Lot 2, Short Plat No. 94-035;

Thence South 89°33'10" West 237.14 feet (called North 89°36'55" West in said Short Plat) along the North line of said Lot 2;

Thence South 11°32'02" West 36.76 feet (called South 12°21'12" West in previous descriptions) to a non-tangent point of curvature;

Thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South 09°44'01" West (called South 10°34'53" West in previous descriptions), through a central angle of 35°54'11", an arc distance of 368.96 feet;

Thence North 89°33'10" East 161.97 feet (called South 89°36'55" East in previous descriptions), to the Westerly line of said Lot 2;

Thence South 00°05'32" West 202.17 feet along said Westerly line (called South 00°56'12" West in said Short Plat) to a point on said non-tangent curve extended and the true point of beginning of said line;

Thence Southeasterly on said curve to the left (concave to the Northeast) having a radius of 588.80 feet and an initial tangent bearing of South 51°28'00" East, through a central angle of 03°38'17", an arc distance of 37.38 feet to the East line of said Lot 2 and the terminus of said line.

(Also known as Lot 1 of Survey recorded May 29, 2009, under Skagit County Auditor's File No. 200905290102)

Situate in the County of Skagit, State of Washington.