

POOR ORIGINAL

202510010068

10/01/2025 04:02 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

24-2-00026-29
ORGMT 204
Order Granting Motion Petition
19467663



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2025 AUG 28 PM 4:25

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 9/3/25



MELISSA BEATON, County Clerk

By: Becki Savoia
Deputy Clerk

BECKI SAVOIA

Assigned to Whatcom County Superior Court
Judge Evan Jones
Hearing Date/Time: August 28, 2025 8:30 AM

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

GENERAL RECEIVER'S MOTION TO
APPROVE SALE OF THE PROPERTY
COMMONLY KNOWN AS 13221
FARM TO MARKET ROAD, MOUNT
VERNON, SKAGIT COUNTY,
WASHINGTON, TAX PARCEL
NO. P130700

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 ("Debtor"), for authorization to sell the Debtor's commercial real property located at the address commonly known as 13221 Farm to Market Road, Mount Vernon, Skagit County, Washington, Tax Parcel No. P130700 (the "Property"), to Chemtrade Sulex, Inc., a California corporation ("Buyer"), for Three Million Four Hundred Thirty-Four Thousand Dollars (\$3,434,000), free and clear of liens and encumbrances, pursuant to the

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

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

Abbreviated Legal:

Lot 2, BSP PL07-0187 AF #801108100067

Recorded by Stewart Title Guaranty Company/ 212902-LT 25000201139

POOR ORIGINAL

1 Purchase and Sale Agreement ("PSA") attached to the Supplemental Declaration of Kevin
2 Hanchett. The Court reviewed the pleadings and files herein, including RTC's motion and the
3 supporting Declaration of Kevin Hanchett, together with all exhibits and any responses and
4 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 2. It is in the best interests of the creditors of the estate and the parties to allow the
10 Receiver to sell the Property, free and clear of liens, pursuant to RCW 7.60.260.

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

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

16 Now, therefore, IT IS HEREBY ORDERED that:

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

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

23 3. The Buyer shall take the Property free and clear of all liens, encumbrances, and
24 rights of redemption.
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
PHONE: (425) 954-9277

POOR ORIGINAL

1 4. Because the sale of assets is occurring out of a general receivership, the Buyer is
2 not a successor to the Debtor pursuant to RCW 82.32.140 and WAC 458-20-216(2)(a)(C)(ii).

3 5. Liens encumbering the Property shall transfer and attach to the proceeds of the sale
4 and shall be paid in accordance with said liens' amounts, priorities and validity. The Receiver
5 may pay directly from closing all costs of sale, including closing costs, the disposition fees and
6 reimbursable costs to the Receiver, and the undisputed amounts of any liens. In the event of a
7 bona fide dispute with respect to the amount or validity of any lien, the Receiver shall hold such
8 disputed amount in trust until the dispute is resolved.
9

10 6. Absent issuance of a stay of the sale, the Receiver shall proceed to close the sale
11 approved under the terms of this Order, notwithstanding the pendency of a motion for
12 reconsideration or an appeal. Reversal or modification of this Order on appeal shall not affect the
13 finality and validity of the transaction or the title granted to the Buyer, absent issuance of a stay of
14 the sale prior to closing.
15

16 DONE IN OPEN COURT on 28 AUGUST, 2025.

17
18
19
20
21 Judge Evan Jones
22 Whatcom County Superior Court

23 Presented by:

24 RESOURCE TRANSITION CONSULTANTS LLC, Receiver

25 By: /s/ Kevin Hanchett

26 Kevin Hanchett, WSBA #16553

Member Manager

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