

AFTER RECORDING MAIL TO:

Richard R. Beresford
Beresford Booth, PLLC
145 Third Avenue South, Suite 200
Edmonds, WA 98020



200609280131

Skagit County Auditor

Filed for Record at Request of:

9/28/2006 Page 1 of 5 3:39PM

Richard R. Beresford
Beresford Booth, PLLC
145 Third Avenue South, Suite 200
Edmonds, WA 98020

LAND TITLE OF SKAGIT COUNTY

Ptws 1-334 - ptm 60445 36-34-48 Wm.

123085-PE

Short Form
DEED OF TRUST

THIS DEED OF TRUST, made this 27th day of September, 2006, between MOONLIGHT TERRACE, LLC as GRANTOR, whose address is 119 North Commercial, #1340, Bellingham, WA 98225, and Richard R. Beresford, as TRUSTEE, whose address is 145 Third Avenue South, Suite 200, Edmonds, WA 98020, and FOPSI Retirement Plan and Donald C. McRae, as BENEFICIARY, whose address is PO Box 19240, Seattle, Washington 98109.

Grantor hereby irrevocably grants, bargains, sells, and conveys to Trustee in trust, with power of sale, the real property in Skagit County, Washington described in Exhibit A attached hereto.

Assessor's Property Tax Parcel/Account Number: 330401-0-005-0001, P16154; 330401-2-001-0001, P16163, 330401-2-002-0000, P16164, 340436-0-009-005, P29853, 330401-1-001-0000, P121653

TOGETHER WITH all the tenements, hereditaments and appurtenances, now or hereafter thereunto belonging or in anywise appertaining, and the rents, issues, and profits thereof and all other property or rights of any kind or nature whatsoever further set forth in the Master Form Deed of Trust hereinafter referred to, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

THIS DEED IS FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of Grantor(s) incorporated by reference or contained herein and payment of the sum of THREE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS (\$312,000.00) with interest thereon according to the terms of a promissory note of even date herewith, payable to Beneficiary or order and made by Grantor; all renewals, modifications or extensions thereof, and also such further sums as may be advanced or loaned by Beneficiary to Grantor, or any of his/her/their successors or assigns, together with interest thereon at such rate as shall be agreed upon.

By executing and delivering this Deed of Trust and the Note secured hereby, the parties agree that all provisions of Paragraphs 1 through 35 inclusive of the Master Form Deed of Trust hereinafter referred to, except such paragraphs as are specifically excluded or modified herein, are hereby incorporated herein by reference and made an integral part hereof for all purposes the same as if set forth herein at length, and the Grantor hereby makes said covenants and agrees to fully perform all of said provisions. The Master Form Deed of Trust above referred to was recorded on the twenty-fifth (25th) day of July, 1968, in the Official Records of the offices of the County

Auditors of the following counties in Washington in the book, and at the page designated after the name of each county, to-wit:

COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S	COUNTY	BOOK OR VOL.	PAGE NO.	AUDITOR'S
Adams	2 of Record Instr.	513-16	122987	Lewis	7 of Official Rec.	839-842	725562
Asotin	Microfilmed under Auditor's No.		101896	Lincoln	107 of Mortgages	776-779	316596
Benton	241 of Official Rec.	695A-C	592931	Mason	Reel 48	Frame 835-838	236038
Chelan	688 of Official Rec.	1682-1685	681844	Okanogan	121 of Mortgages	517-519A	560658
Clallam	315 of Official Rec.	195-198	383176	Pacific	213 of Official Rec.	649-652	55707
Clark	Aud. Microfilm No.	702859-702862	G-519253	Pend Oreille	27 of Mts.	8-11	126854
Columbia	49 of Deeds	198-201	F 3115	Pierce	1254 of Mts.	707-710	2250799
Cowlitz	747 of Official Rec.	234-237	675475	San Juan	28 of Mts.	459-462	69282
Douglas	125 of Mortgages	120-123	151893	Skagit	19 of Official Rec.	80-83	716277
Ferry	28 of Deeds	413-416	153150	Skamania	47 of Mts.	41-44	70197
Franklin	11 of Official Rec.	138-141	309636	Snohomish	233 of Official Rec.	540-543	2043549
Garfield	Microfilmed under Auditor's No.		13044	Spokane	14 of Official Rec.	1048-1051	376267C
Grant	44 of Rec. Doc.	373-376	538241	Stevens	109 of Mts.	394-397	390635
Grays Harbor	21 of General	31-34	207544	Thurston	454 of Official Rec.	731-734	785350
Island	181 of Official Rec.	710-713	211628	Waukiakum	17 of Mortgages	89-92	24732
Jefferson	4 of Official Rec.	316-319	196853	Walla Walla	308 of Mts.	711-714	495721
King	5690 of Mts.	436-439	6382309	Whatcom	82 of Official Rec.	855-858	1047522
Kitsap	929 of Official Rec.	480-483	934770	Whitman	1 of Misc.	291-294	382282
Kittitas	111 of Mortgages	361-364	348693	Yakima	712 of Official Rec.	147-150	2170555
Klickitat	101 of Mortgages	107-110	131095				

A copy of such Master Form Deed of Trust is hereby furnished to the person executing this Deed of Trust and by executing this Deed of Trust the Grantor acknowledges receipt of such Master Form Deed of Trust.

The property which is the subject of this Deed of Trust is not used principally or primarily for agriculture or farming purposes.

The undersigned Grantor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at the address hereinbefore set forth.

WITNESS the hand(s) and seal(s) of the Grantor on the day and year first above written.

MOONLIGHT TERRACE, LLC

By Cory Zueri
Its Managing Member

By Virginia Blackburn
Its Managing Member



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Skagit County Auditor

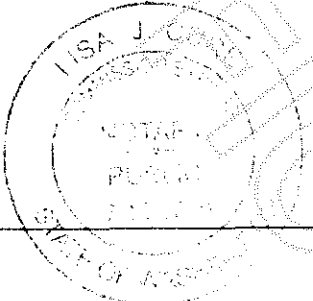
STATE OF WASHINGTON

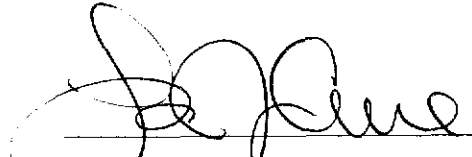
SS.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Virginia Blackburn and Corey Zembruski are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Managing Members of Moonlight Terrace, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: September 28, 2006.




Lisa J. Cure

Notary Public in and for the
State of Washington. My appointment expires July 16, 2010.

REQUEST FOR FULL RECONVEYANCE

To be used only when all obligations have been paid under the note and this Deed of Trust.

TO: TRUSTEE

The undersigned is the legal owner and holder of the note and all other indebtedness secured by the within Deed of Trust. Said note, together with all other indebtedness secured by said Deed of Trust, has been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel said note above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you thereunder.

Dated: _____

By _____

By _____

By _____

By _____

Mail reconveyance to _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures. Both must be delivered to the Trustee before cancellation will be made.



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Skagit County Auditor

EXHIBIT A

Schedule "A -1 "

DESCRIPTION:

PARCEL "A"

The Southeast 1/4 of the Northwest 1/4 of Section 1, Township 33 North, Range 4 East, W.M., EXCEPT that portion thereof lying and being within the boundaries of the Plat of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

EXCEPT from the above, that portion conveyed to Public Utility District No. 1 of Skagit County, by deed recorded August 23, 1994 under Auditor's File No. 9408230051.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Southwest 1/4 of the Northwest 1/4; the Northeast 1/4 of the Southwest 1/4 and the East 1/2 of the Northwest 1/4 of the Southwest 1/4, all in Section 1, Township 33 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Government Lot 5 in Section 1, Township 33 North, Range 4 East, W.M., EXCEPT the Northeast 1/4 thereof, AND EXCEPT that portion lying North of the South line of Hill Street as platted in "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of Government Lot 4, Section 1, Township 33 North, Range 4 East, W.M., lying Westerly of the County road and South of a line 200 feet Southerly from a line running due West from the Northwest corner of Lot 33, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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PARCEL "E":

Government Lot 3 in Section 1, Township 33 North, Range 4 East, W.M., EXCEPT those portions thereof platted as "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington and "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, AND EXCEPT that portion of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., lying Southerly of the Southerly line of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington and lying Southeasterly of the Southeasterly line of "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

That portion of Government Lot 5 lying South of Hill Street as set forth in the plat of Big Lake Waterfront Tracts, Section 36, Township 34 North, Range 4 East of W.M., lying Westerly of a line 660 feet East of the West line of said section.

Situate in the County of Skagit, State of Washington.



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