

**Return Address:**  
**Richard R. Beresford**  
**Beresford Booth PLLC**  
**145 Third Avenue S., #200**  
**Edmonds, WA 98020**



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Skagit County Auditor

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Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Trustee's Deed

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

1. Richard R. Beresford

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

1. Peter J. Steichen

2. Gregory H. Scott

3. Donald C. McRae

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Ptns 1-33-4 E W.M.; ptn GL 5, 36-34-4 E W.M. Skagit County, Washington

Additional legal is on pages 4 and 5 of document.

**Assessor's Property Tax Parcel/Account Number**

Assessor Tax # not yet assigned

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.

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

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

**AFTER RECORDING, RETURN TO:**

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

696  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 06 2008

**TRUSTEE'S DEED**

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *mam* Deputy

The Grantor, Richard R. Beresford, as present trustee under the Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to: Peter J. Steichen, Gregory H. Scott and Donald C. McRae, hereinafter referred to as Grantees, real property situated in the County of Skagit, State of Washington, legally described on Exhibit A.

Assessor's Property Tax Parcel/Account Numbers: 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.

**RECITALS**

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon the trustee by that certain Deed of Trust dated January 30, 2006, recorded January 31, 2006, under Auditor's File No. 200601310136, records of Skagit County, State of Washington, from MOONLIGHT TERRACE, LLC, as Grantor, to RICHARD R. BERESFORD, as Trustee, to secure an obligation in favor of PETER J. STEICHEN, GREGORY H. SCOTT and DONALD C. McRAE, as Beneficiary.



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2. This Deed of Trust was executed to secure any sums of money which might become due and payable under the terms of the Deed of Trust.

3. The described Deed of Trust provides that the real property conveyed herein is not used principally for farming or agricultural purposes.

4. The Default having occurred in the obligations secured and/or covenants of the Grantor, as set forth in Notice of Trustee's Sale described below, which by the terms of the Deed of Trust make operative the power to sell, the 30-day advance Notice of Default was transmitted to the Grantor or its successor-in-interest, and a copy of the Notice was posted upon the premises in accordance with law.

5. Peter J. Steichen, Gregory H. Scott and Donald C. McRae, being then the holders of the note secured by the Deed of Trust, delivered to the trustee a written request directing the trustee to sell the described property in accordance with law and under the terms of the Deed of Trust.

6. The default specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of said executed Deed of Trust, recorded in the office of the Auditor of Skagit County, Washington under Auditor's No. 200709170033, a Notice of Trustee's Sale of said property on September 17, 2007.

7. The trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale as the front of the Skagit County Courthouse, 205 W. Kincaid Street, in the City of Mount Vernon, State of Washington, a public place, on the 21st day of December, 2007, at the hour of 10:00 o'clock a.m., and in accordance with law, caused copies of the statutory Notice of Trustee's Sale to be transmitted by mail to all persons entitled thereto and either posted the premises or served prior to 90 days before the sale; and further, the trustee caused a copy of the Notice of Trustee's Sale to be published once between the 32nd and 28th day before the date of sale, and once between the 11th and 7th day before the sale in a legal newspaper in each county in which the property or any part thereof is situated; and further, included with this Notice, which was transmitted or served upon the Grantor or his successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantor's Note and Deed of Trust were attached.

8. During foreclosure, no action was pending on an obligation secured by the Deed of Trust.

9. All legal requirements and all provisions of the Deed of Trust have been complied with, as to acts to be performed and Notices to be given, as provided by RCW 61.24.

10. The default specified in the Notice of Trustee's Sale not having been cured eleven days prior to the date of Trustee's Sale and the obligation secured by the Deed of Trust remaining unpaid, on February 15, 2008, the date of sale, which was not less than 190 days from the date of



default in the obligation secured, the trustee then and there sold at public auction to the Grantee, the highest bidder therefore, the property hereinabove described for the sum of nine hundred thousand dollars (\$900,000.00) in partial satisfaction of the obligation then secured by the Deed of Trust, including all fees, costs and expenses and provided by statute.

11. Words and expressions used herein shall be applicable according to the context hereof, and without regard to the number or gender of such words or expressions.

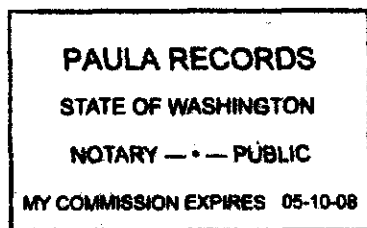
DATED this 19 day of February, 2008.

  
Richard R. Beresford,  
Trustee

STATE OF WASHINGTON )  
: ss  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that RICHARD R. BERESFORD is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

DATED this 19th day of February, 2008.



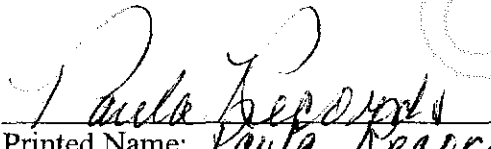
  
Printed Name: Paula Records  
NOTARY PUBLIC in and for the State of  
Washington, residing at Shoreline  
My commission expires: 5-10-08



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.

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,



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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.

Schedule "A-I"

DESCRIPTION:

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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