



200803060069

Skagit County Auditor

3/6/2008 Page

1 of

4 10:53AM

Return Address:

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

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)

Lots 1 and 2, Block 15, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington.

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

Assessor's Property Tax Parcel/Account Number: 4176-015-002-0006, P77436

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

697
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 06 2008

TRUSTEE'S DEED

Amount Paid \$~~0~~
Skagit Co. Treasurer:
By *mdm* 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 as follows:

Lots 1 and 2, Block 15, "WEST ADDITION TO THE TOWN OF WOOLLEY, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 89, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington

Assessor's Property Tax Parcel/Account Numbers: 4176-015-002-0006, P77436

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 27, 2006, recorded January 31, 2006, under Auditor's File No. 200601310127, records of Skagit County, State of



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Washington, from BORSETH PROPERTIES, 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.

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. 200709170034, 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.

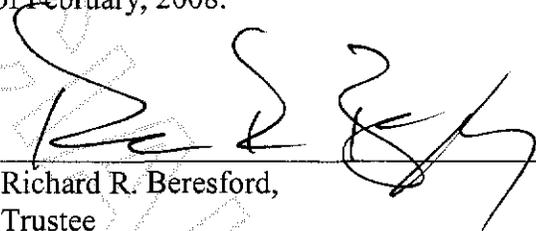
9. All legal requirements and all provisions of the Deed of Trust have been complied with, as to acts to be performed and Notices to be given, as provided by RCW 61.24.



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 seventy five thousand dollars (\$75,000.00) 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.

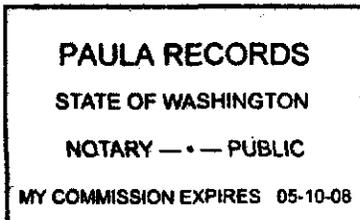
DATED this 19 day of February, 2008.

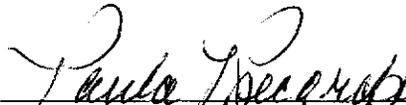

Richard R. Beresford,
Trustee

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 Spokane
My commission expires: 5-10-08

