

AFTER RECORDING RETURN TO:
Tarlow Naito & Summers, LLP
6650 SW Redwood Lane, Suite 215
Portland Oregon 97224
(10188.0001/dlp)

This space provided for recorder's use.

DEED IN LIEU OF FORECLOSURE

REAL ESTATE EXCISE TAX

Reference numbers of related documents:
on page 2 of document

27474

FEB 22 2008

Grantor(s): (Last, First, Middle Initial)

1. Angel Heights, LLC

2.

3.

Etc. additional names on page _____ of document

PAID

Exempt

Vickie Chelland
SKAMANIA COUNTY TREASURER

Grantee(s): (Last, First, Middle Initial)

4. ABB PARTNERS, L.L.C.

5.

6.

Etc. additional names on page _____ of document

Abbreviated Legal Description:

7. Lots 8, 9, 10, 12, 15, 19, 20, 26, & 27 Angel Heights

8. Additional legal description is on page 2 of document

Assessor's Property Tax Parcel Account Number(s):

03-07-36-3-3-0111-00; 03-07-36-3-3-0112-00; 03-07-36-3-3-0113-00;

03-07-36-3-3-0115-00; 03-07-36-3-3-0118-00; 03-07-36-3-3-0122-00;

03-07-36-3-3-0123-00; 03-07 36-3-3-0129-00; 03-07-36-3-3-0100-00

Deed in Lieu of Foreclosure - Page 1

10188.0001 011 dlp deed in lieu1.doc/dlp/2/21/08-1f

The Grantor, Angel Heights, LLC, a Washington limited liability company, for good and valuable consideration, bargains, sells and conveys to ABB Partners, L.L.C., an Arizona limited liability company, Grantee, the following described real estate, situated in the County of Skamania, State of Washington:

Lots 8, 9, 10, 12, 15, 19, 20, 26 & 27, ANGEL HEIGHTS SUBDIVISION PHASE I, according to the plat thereof, recorded under Recording No. 2005158873, records of Skamania County, Washington.

EXCEPT from Lot 27 the following described property:

That portion of Lot 27, ANGEL HEIGHT SUBDIVISION to the City of Stevenson, Skamania County, Washington, as recorded in Auditor's File No. 2005158873, located in the Southwest quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 27; thence North 0°42'31": East 75.22 feet; thence South 89°33'07" East 80.94 feet; thence South 71°58'13" East 96.24 feet; thence South 19°39'15" West 49.65 feet; thence North 89°16'56" West 156.69 feet to the Point of Beginning.

Skamania County Assessor
Date 2/22/08 Parcel See page 1
65

Grantor executed and delivered to Grantee a Trust Deed dated August 15, 2006, recorded on August 15, 2006, under Recording No. 2006162637, records of Skamania County, Washington (the "Trust Deed"), to secure a Promissory Note in the sum of \$985,000.00 (the "Note"). The Note and Trust Deed are in default and the property is subject to foreclosure. In consideration of Grantee's acceptance of this deed in lieu of foreclosure (this "Deed") and waiver of the right to collect against Grantor and from any Guarantor on the Note, which acceptance and waiver shall occur if, and only if, Grantee records the deed, Grantee may retain all payments previously made on the Note, with no duty to account therefor.

This Deed is intended as a conveyance absolute in legal effect, as well as in form, of the title to the property to Grantee and this Deed is not intended as security of any kind.

The Grantee by accepting and recording this Deed does not intend a merger of its interest under the Trust Deed with the fee title herein conveyed to take place, and it is the intention of the parties that the property above-described shall remain subject to the lien of the Trust Deed, which lien shall remain a first lien upon the property.

Grantor has read and fully understands the above terms and is not acting under misapprehensions regarding the effect of this Deed, nor is Grantor under any duress, undue influence, or misrepresentations of Grantee, Grantee's agents, lawyers, or any other person.

Dated: February 21, 2008

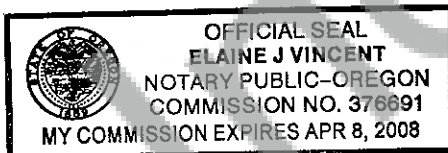
Angel Heights, LLC,
a Washington limited liability company

By: Better World Acquisitions, LLC,
A Washington limited liability company
Its Manager

By: Mimi Morissette
Mimi Morissette, Member

STATE OF OREGON)
) ss.
County of HOOD RIVER)

This instrument was acknowledged before me on February 21, 2008, by Mimi Morissette, as Member of Better World Acquisitions, LLC, a Washington limited liability company, which is the Manager of Angel Heights, LLC, a Washington limited liability company.



Elaine Vincent
Notary Public for OREGON
My Commission Expires: 04.08.2008