

WHEN RECORDED, RETURN TO:

Craig G. Russillo  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW Fifth Ave., Suite 2000  
Portland, OR 97204

*Sec 30760*

<b>Document Title:</b>
Trustee's Deed
<b>Reference Number(s) [Deed of Trust Foreclosed]</b>
2007167307
<b>Grantors:</b>
1. Trustee: Craig G. Russillo of Schwabe Williamson & Wyatt, P.C. 2. Original Grantor: Janovec Redwoods, Ltd.
<b>Grantees:</b>
Excelsior Management Group, LLC
<b>Legal Description [abbreviated]:</b>
Sec 20, T2N, R5E (Complete description on Exhibit A.)
<b>Assessor's Property Tax Parcel/Account Number(s):</b>
02-05-20-0-0-0700-00 <i>200</i>

**REAL ESTATE EXCISE TAX**  
*28017*  
APR 23 2009  
PAID *Exempt*  
*W. C. Gellard, Jr.*  
SKAMANIA COUNTY TREASURER

When recorded, mail to:

Craig G. Russillo  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW Fifth Ave., Suite 2000  
Portland, OR 97204

**TRUSTEE'S DEED**

CRAIG G. RUSSILLO of the law firm of Schwabe, Williamson & Wyatt, P.C., as present Trustee under that Deed of Trust, as hereinafter particularly described, in consideration of the premises and payment recited below, hereby grants and conveys, without warranty, to EXCELSIOR MANAGEMENT GROUP, LLC, hereinafter referred to as GRANTEE, that real property situated in the County of Skamania, State of Washington, described as follows:

**PARCEL I**

The Southwest Quarter of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter, the North Half of the Northwest Quarter of the Southwest Quarter all in Section 20, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington.

EXCEPT the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of the Southwest Quarter of said Section 20.

Together with the following:

A tract of land in Section 19, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Beginning at a point 2509.35 feet North of the Southeast Corner of said Section 19, thence North 50°48' West, a distance of 206.71 feet; thence East 160.19 feet, to the quarter corner of Section 19; thence South along the East line of Section 19, a distance of 130.65 feet, to the point of beginning.

Commonly known as: 212 Janovec Lane, Washougal, WA 98671

Skamania County Assessor

**RECITALS:**

Date 4-23-09 Parcel# 2-5-20-700

1. This conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by that certain Deed of Trust dated August 14, 2007 and recorded August 17, 2007 under Auditor's File Number 2007167307, records of Skamania County, State of Washington from Janovec Redwoods Ltd., as Grantor, to Thomas S. Moore, as Trustee, to secure an

obligation in favor of EXCELSIOR MANAGEMENT GROUP, LLC, the original Beneficiary.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note(s) in the sum of \$762,000.00, with interest thereon, according to the terms thereof, in favor of Excelsior Management Group, LLC and to secure any other sums of money which might become due and payable under the terms of said Deed of Trust.

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

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

5. Craig G. Russillo, is the current Trustee, being appointed as Successor Trustee to Thomas S. Moore through that certain Appointment of Successor Trustee, recorded in the office of the Auditor of Skamania County, Washington.

6. Excelsior Management Group, LLC, being the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee or his authorized agent to sell the described property in accordance with law and the terms of said Deed of Trust.

7. The defaults specified in the Notice of Default not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, executed and on December 30, 2008, recorded in the office of the Auditor of Skamania County, Washington, a Notice of Trustee's Sale of said property.

8. The Trustee, in his aforesaid Notice of Trustee's Sale, fixed the place of sale to occur at the main entrance of the Skamania County Courthouse located at 240 Vancouver Ave., in the City of Stevenson, Washington, a public place, on April 3, 2009, at 10:10 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 or served prior to 90 days before the sale; further, the Trustee caused a copy of said Notice of Trustee's Sale to be published once between the thirty-second and twenty-eighth day before the date of sale, and once between the eleventh and seventh day before the sale; and further, included with this Notice, which was transmitted to or served upon the Grantors or their successor in interest, a Notice of Foreclosure in substantially the statutory form, to which copies of the Grantors' Note and Deed of Trust were attached. On April 3, 2009, at the time and place fixed for the sale in the notice of sale, trustee continued the sale by public proclamation to April 13, 2009, in accordance with RCW 61.24.040(6).

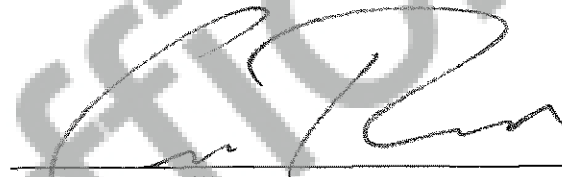
9. During foreclosure, no action initiated by Excelsior was pending on an obligation secured by the Deed of Trust.

10. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Revised Code of Washington, Chapter 61.24, et seq.

11. The defaults specified in the Notice of Trustee's Sale not having been cured no less than eleven days prior to the date of Trustee's Sale and said obligation secured by said Deed of Trust remaining unpaid, on April 13, 2009, 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 said Grantee, Excelsior Management Group, LLC, the highest bidder therefore, the property hereinabove described, for satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs and expenses as provided by statute.

12. 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: April 16, 2009



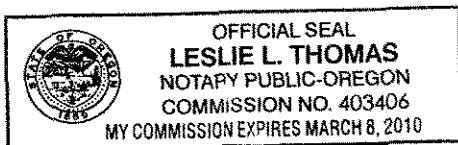
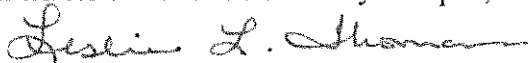
Craig G. Russillo, Trustee  
Schwabe, Williamson & Wyatt, P.C.  
1211 SW Fifth Ave., Suite 2000  
Portland, OR 97204

For further information, please call Craig G. Russillo at (503) 222-9981.

STATE OF Oregon                     )  
   )ss.  
County of Multnomah                )

I certify that I know or have satisfactory evidence that Craig G. Russillo is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated that he was authorized, by virtue of his appointment as successor trustee under the aforementioned Appointment of Successor Trustee, to execute the instrument and acknowledged it as the Trustee under the aforementioned Deed of Trust, to be the free and voluntary act of such Trustee for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 16th day of April, 2009.

Notary Public for the State of Oregon  
Printed Name: Leslie L. Thomas  
Residing at: Multnomah Co.  
My Commission Expires: 3-8-10