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ASSET CONTROL, LTD.
AGC Building, Suite 809
1200 Westlake Avenue North
Seattle, Washington 98109

REAL ESTATE EXCISE TAX
EXEMPT
Chelan County Treasurer
David E. Griffiths, C.P.A.
By Day 3804
Deputy

TRUSTEE'S DEED

- A. REFERENCE NUMBERS: 2113060
 - B. GRANTOR: ASSET CONTROL, LTD., a Washington Corporation
 - C. GRANTEE: OLYMPIC COAST INVESTMENT, INC., as Investment Manager for investors listed on Exhibit "Z"
 - D. LEGAL DESCRIPTION: PTN SEC 8, TWNSHP 24 NORTH, RANGE 19 E.W.M., PG. 6-7
 - E. ASSESSOR'S PROPERTY TAX ACCOUNT NUMBERS: 24-19-08-100-050, 24-19-08-320-050, 24-19-08-200-050 & 24-19-08-240-050
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The Grantor, ASSET CONTROL, LTD., a Washington Corporation, as Successor 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 OLYMPIC COAST INVESTMENT, INC., as Investment Manager for investors listed on Exhibit "Z", that real property legally described in attached Exhibit "A."

RECITALS

1. This Conveyance is made pursuant to the powers, including the power of sale, conferred upon said Trustee by the DEED OF TRUST dated March 6, 2002, recorded March 25, 2002 under AFN 2113060, wherein MEGA GROUP INTERNATIONAL, LTD., a Washington corporation, is the GRANTOR, PIONEER TITLE COMPANY OF CHELAN-DOUGLAS COUNTY, is the TRUSTEE, and OLYMPIC COAST INVESTMENT, INC., a Washington corporation, Beneficiary, the beneficial interest in which was assigned to OLYMPIC COAST



INVESTMENT, INC., as Investment Manager for investors listed on Exhibit "Z" under those Assignments of Deed of Trust recorded under AFN 2113519, 2114338, 2115242, 2119196 and 2154795 all in the records of Chelan County, Washington.

2. Said Deed of Trust was executed to secure, together with other undertakings, the payment of a promissory note in the sum of \$231,000.00 with interest thereon, according to the terms thereof, to OLYMPIC COAST INVESTMENT, INC., as Investment Manager for investors listed on Exhibit "Z", 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 or farming 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 made operative the power to sell, the thirty-day advance "Notice of Default" was transmitted to the Grantor, or his successor in interest, and a copy of said Notice of Default was posted or served in accordance with law.

5. OLYMPIC COAST INVESTMENT, INC., as Investment Manager for investors listed on Exhibit "Z", being then the holder of the indebtedness secured by said Deed of Trust, delivered to said Trustee a written request directing said Trustee to sell the described property in accordance with the law and the terms of said Deed of Trust.

6. The defaults specified in the "Notice of Default" not having been cured, the Trustee, in compliance with the terms of said Deed of Trust, recorded on November 21, 2003, a "Notice of Trustee's Sale" of said property with the Auditor of Chelan County, Washington, as AFN 2161449.

7. The Trustee, in its aforesaid "Notice of Trustee's Sale," fixed the place of sale as the main entrance to the Chelan County Courthouse, 401 Washington Street in the City of Wenatchee Washington 98801, on Friday, February 27, 2004, at the hour of 10:00 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 ninety days before the sale, further, the Trustee caused a copy of said "Notice of Trustee's Sale" to be published once between the thirty-fifth and twenty-eighth day before the date of sale, and once between the fourteenth and seventh day before the date of 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 to or 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 said Deed of Trust.

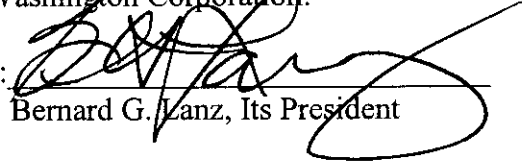
9. All legal requirements and all provisions of said Deed of Trust have been complied with, as to acts to be performed and notices to be given, as provided in Chapter 61.24 RCW.

10. The defaults specified in the "Notice of Trustee's Sale" not having been cured ten days prior to the date of Trustee's Sale, and said obligation secured by said Deed of Trust remaining unpaid on February 27, 2004, the date of sale, which was not less than 190 days from the date of default in the obligation secured, the Successor Trustee then and there sold at public auction to said Grantee, the highest bidder therefore, the property legally described above for the satisfaction in full of the obligation then secured by said Deed of Trust, together with all fees, costs, and expense as provided by statute.

DATED this 3RD day of March 2004.

TRUSTEE:

ASSET CONTROL, LTD.,
a Washington Corporation:

By: 
Bernard G. Lanz, Its President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Bernard G. Lanz, to me known to be the President of ASSET CONTROL, LTD., a Washington Corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to executed the foregoing instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above-written.

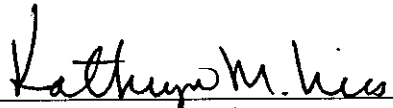

Name: Kathryn M. Nies
Notary Public in and for the State
of Washington residing at Issaquah
My commission Expires: 09/02/2005





Exhibit A

That portion of the South half of the Northeast quarter lying North and East of the existing county road, the North half of the Northeast quarter, the Northeast quarter of the Northwest quarter, the Southeast quarter of the Northwest quarter,

EXCEPT for that portion lying South and East of the existing county roads of which there are two, that portion of the Northeast quarter of the Southwest quarter lying North and West of the Olalla Canyon Road, the Northwest quarter of the Southwest quarter, all in Section 8, Township 24 North, Range 19, E.W.M., as said roads existed on October 1, 1971, as defined by United States Government Land Survey Monuments marked 1937 Survey,

EXCEPT that portion of the Northeast quarter of the Northwest quarter of said Section 8, described as follows:

Beginning at the North quarter corner of the said Section 8, as monumented by a 5/8 inch rebar; thence along the North line of the said section North 88°08'21" West for 14.68 feet to the Westerly right of way line of the Olalla Canyon County Road as measured 20.00 feet from the existing centerline as of this date, July 1998, and the Point of Beginning of this description; thence continuing along the said North line North 88°08'21" West for 1.95 feet, to a GLO W.C.; thence North 88°03'34" West for 1276.00 feet to the Northwest corner of the said subdivision; thence along the West line of the said subdivision South 00°37'29" East for 758.26 feet; thence leaving the said West line. South 88°03'34" East 1047.42 feet to the Westerly right of way line of the said Olalla Canyon County Road; thence along the said Westerly right of way line North 17°18'00" East for 24.64 feet to the P.C. of a curve left, whose radius is 260.52 feet through a central angle of 10°11'07", a distance of 46.31 feet to the P.T.; thence North 07°06'53" East for 119.46 feet to the P.C. of a curve right, whose radius is 162.61 feet; thence 80.42 feet through a central angle of 28°20'04" to the P.T.; thence North 35°26'57" East for 70.28 feet to the P.C. of a curve left, whose radius is 89.00 feet; thence along the said curve 62.60 feet through a central angle of 40°18'09" to the P.T.; thence North 04°51'13" West for 86.89 feet to the P.C. of a curve right, whose radius is 161.40 feet; thence along the said curve 99.45 feet through a central angle of 35°18'20" to the P.T.; thence North 30°27'08" East for 132.14 feet to the P.C. of a curve left, whose radius is 166.37 feet; thence along the said curve 70.35 feet through a central angle of 24°13'36" to the P.T.; thence North 06°13'32" East for 10.41 feet to the Point of Beginning and the end of this description;

ALSO EXCEPT the North half of the Northwest quarter of the Northeast quarter and that portion of the North half of the Northeast quarter of the Northwest quarter lying Easterly of the Easterly right of way of the Olalla Canyon County Road in said Section 8;

ALSO EXCEPT that portion of the Southeast quarter of the Northeast quarter of the Northwest quarter lying East of the county road, the Southwest quarter of the Northwest quarter of the Northeast quarter, that portion of the Northeast quarter of the Southeast quarter of the Northwest quarter lying North of county road and East of the Olalla Canyon Road, and that portion of the Northwest quarter of the Southwest quarter of the Northeast quarter and of the Southwest quarter of the Southwest quarter of the Northeast quarter lying North of the county road, all in said Section 8, as said roads existed on May 15, 2001, as defined by United States Government Land Survey Monuments Marked 1937 Survey;

ALSO EXCEPT that portion of the South one quarter of the Southeast quarter of the Northwest quarter and the Northeast quarter of the Southwest quarter, lying Northwesterly of county road, all in Section 8, as said road existed on October 1, 1971, as defined by United States Government Land Survey Monuments Marked 1937 Survey;

AND EXCEPT that portion of the East half of the Northwest quarter of Section 8, Township 24 North, Range 19, E.W.M., Chelan County, Washington, described as follows:

Beginning at the Northwest corner of the said East half of the Northwest quarter; thence South 00°37'29" East 758.26 feet along the West line of said subdivision to the Point of Beginning of this description; thence continuing South 00°37'29" East along the said West line 805.30 feet; thence leaving the said West line South 86°54'42" East 1097.26 feet to the Westerly right of way line of Olalla Canyon County Road; thence Northerly along the said Westerly right of way line to a point that lies South 88°03'34" East from the Point of Beginning; thence North 88°03'34" West 1047.42 feet to the Point of Beginning and the end of this description.



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Chelan Co. WA

Loan No. 22012

EXHIBIT "Z"

Eve Lynn R. Zgolinski, A Married Woman, as her separate estate, as to a 18.50% Interest.
Harriet C. Flynn or Clarence W. Flynn, Trustees of the Clarence W. Flynn and Harriet C. Flynn Revocable Living Trust dated 03/16/1992, as to a 3.93% Interest.
Paul A. Halvorsen and Melinda J. Halvorsen, Tenants in Common, as to a 5.46% Interest.
Ronald F. Fillion, Trustee of the Ronald F. Fillion Trust dated 06/30/1999, as to a 3.43% Interest.
Clarence W. Flynn Jr. or Harriet C. Flynn, Trustees of the Clarence W. Flynn and Harriet C. Flynn Revocable Living Trust dated 03/16/1992, as to a 2.46% Interest.
Gordon D. Magill and Janet E. Magill, Joint Tenants with Right of Survivorship, as to a 5.86% Interest.
Allen E. Hansen and Doris H. Hansen, Joint Tenants with Right of Survivorship, as to a 7.78% Interest.
Carol J. Gile, as to a 2.26% Interest.
Cohen, Manni & Theune Money Purchase Pension Plan, Kenneth A. Manni Individual Account, as to a 20.00% Interest.
Andrew O. Hjellen, as to a 3.58% Interest.
The Commerce Bank C/F Grant W. Nelson IRA Account #454, as to a 18.80% Interest.
The Commerce Bank C/F Paul S. Paulson IRA Account, as to a 7.94% Interest.