

July 10, 2006

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State of Washington Department of Licensing  
Business and Professional Division  
Real Estate Unit  
Disciplinary Section  
PO Box 9015  
Olympia, WA 98507-9015

Dear Sir/Madame:

We wish to file a complaint on Paul H. Stickney, CRS, GRI, agent of Windermere Real Estate S.C.A. Inc. (Windermere Redmond) and ask that you take appropriate disciplinary action. It is our position that Mr. Stickney led a conspiracy to defraud us, breaking many state laws in course of his actions. The unlawful and discreditable method Stickney and his associates used to transfer equity from our house into their own pockets might be called "equity raiding."

You can read a comprehensive and documented account of what happened to us when we put our trust in Mr. Stickney at:

<http://www.renovationtrap.com/>

We enclose the following (a) a letter dated April 4, 2006, which we sent to Mr. Stickney and Windermere Real Estate, S.C.A., Inc., which we hope will be useful to you in your investigation, (b) an affidavit from a Bellevue attorney who had dealings with Mr. Stickney in 2001. The attorney's story is similar to ours. Paul Stickney used contractor Richard Birgh to close a real estate deals, knowing Birgh's spotty performance history, and (c) a print-out of several pages of our website to give you a bird's eye view of our complaints and (d) a print-out of "Our Story," a more comprehensive overview of our experience with Mr. Stickney.

Relevant documentation is posted on the RenovationTrap.com website. This is a large website—if you need guidance to specific documentation, or have any questions, please email us at [mhdecoursey@gmail.com](mailto:mhdecoursey@gmail.com) or call us at 425-885-3130.

Sincerely,

Mark and Carol DeCoursey  
8209 172<sup>nd</sup> Ave., NE  
Redmond, WA 98052  
425-885-3130