


SPECIAL WARRANTY DEED

STATE OF OREGON }
County of Washington } SS

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KNOW ALL MEN BY THESE PRESENTS,
That Phillip W. Sheeley, hereinafter called the grantor, has been informed of his/her right to receive just compensation based on an approved appraisal for this right-of-way, the grantor hereby waives this right and elects to donate to City of Sherwood a political subdivision of the State of Oregon, hereinafter called the grantee, does hereby donate and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Washington and State of Oregon, described as follows, to-wit: See Attached "Exhibit A", made a part hereof.

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.


Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 95057658
Rect: 149220 28.00
08/17/1995 02:09:52PM

FOR PUBLIC ROADWAY PURPOSES

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

To Have and to Hold the same unto said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

After recording return to:

City of Sherwood
90 NW. Park ST.
Sherwood, Oregon 97140

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SHWX0040

7/20/95

D.A.H.

A portion of a tract of land in the Southeast quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to Phillip W. Sheely recorded at Document 93021573, March 23, 1993, Washington County Deed Records, said tract being more particularly described as follows:

Said portion being that portion of the above tract of land lying south of a line 40.00 feet northerly of the following described centerline

From the centerline intersection of S.W. Murdock Road and the centerline of Sunset Boulevard as it is shown on "William Park", a duly recorded plat recorded in Plat Book 96, page 5, 6, and 7, Washington County Survey Records and as Document 95013498, Washington County Deed Records; thence along said centerline of Sunset Boulevard North $89^{\circ} 59' 40''$ West 212.65 feet to a point of curvature; thence leaving the centerline as described in said William Park Plat, along a 1000.00-foot radius curve to the left through a central angle of $9^{\circ} 54' 58''$ an arc length of 173.07 feet (long chord bears South $85^{\circ} 02' 51''$ West 172.86 feet) to a point of reverse curvature; thence along 1000.00-foot radius curve to the right through a central angle of $8^{\circ} 25' 02''$ an arc length of 146.91 feet (long chord bears South $84^{\circ} 17' 53''$ West 146.78 feet) to a point of tangency and the terminus of this description.

The parcel of land to which this description applies contains 2356 square feet (.054 acres), more or less.

DAH:dih\o:\project\s\shwx0040\sheely.leg

(TL 5400 2S1 32DA)

DAVID EVANS AND ASSOCIATES, INC.
A PROFESSIONAL SERVICES CONSULTING FIRM
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2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4830
(503) 223-6663 FAX (503) 223-2701

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TL 5400
(2S | 32 DA)

PROPOSED R.O.W.

2356 SQ. FT. (approx.)

EXISTING R.O.W.

S.E. SUNSET BOULEVARD



DAVID EVANS AND ASSOCIATES, INC.
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4802
(503) 223-8883

PROJECT

CITY OF SHERWOOD

TITLE

TAX LOT 5400

FILE

SHWX0040

DRAWN BY

DGM

DESIGN BY

DHG

SCALE

1"=30'

DATE

6-2-95

SHEET

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