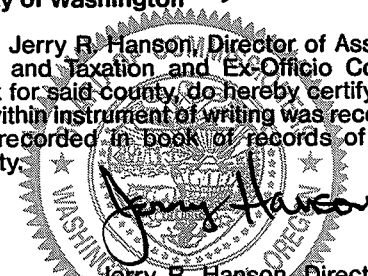


**WARRANTY DEED**

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 : 95060754

Rect: 149816

48.00

08/29/1995 11:00:05AM

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KNOW ALL MEN BY THESE PRESENTS, That Stephen M. Colvin, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by City of Sherwood a political subdivision of the State of Oregon, hereinafter called the grantee, does hereby grant, bargain, sell 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.

**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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,700.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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.

Return to  
CITY OF SHERWOOD  
90 N. Park Street  
Sherwood, OR 97140



SHWX0040  
7/17/95  
D.A.H.

A portion of a tract of land in the Northwest quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to Stephen M. Colvin recorded at Document 94091369, October 7, 1994, Washington County Deed Records, said tract being more particularly described as follows:

Said portion being that portion of the above tract of land lying East of a line 30.00 feet West of the following described centerline

den

The centerline of S.W. Sherwood Boulevard as it is described in Book 861, page 655 and depicted on P.S. 25804: Commencing at a found 3-1/4" aluminum disk at the 1/4 corner between Sections 31 and 32, Township 2 South, Range 1 West W.M.; thence South 89° 53' 04" East 1,309.97 feet to the TRUE POINT OF BEGINNING; thence South 1° 30' 46" East 591.82 feet to a found railroad spike; thence South 00° 41' 25" East 728.88 feet to a found 5/8" iron rod at the centerline intersection of S.W. Sherwood Boulevard and S.W. Sunset Boulevard and the terminus, which bears North 44° 13' 55" East of a 1-1/2" iron pipe in a monument box at the Southwest corner of said Section 32.

The parcel of land to which this description applies contains 418 square feet (.010 acres), more or less.

Basis of bearing: County Survey No. 25804.

DAH:djh\o:\projects\shwx0040\colvin.leg

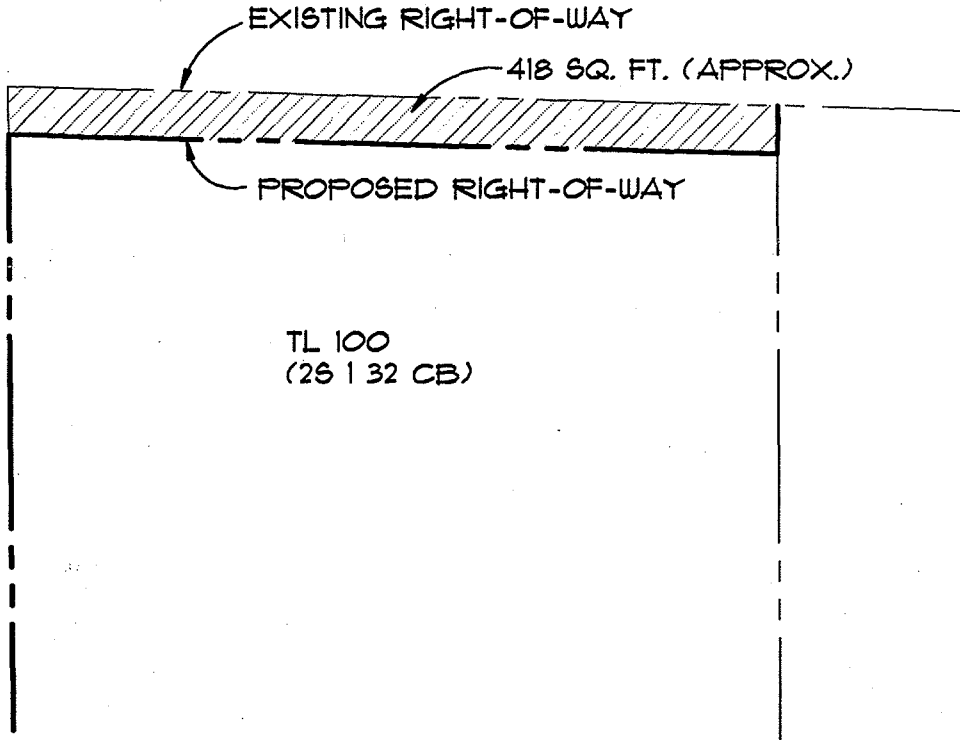
(TL 100 2S1 32CB)

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

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SOUTH SHERWOOD BOULEVARD

S.W. DIVISION STREET



DAVID EVANS AND ASSOCIATES, INC.  
2828 S.W. CORBETT AVENUE  
PORTLAND, OREGON 97201-4802  
(503) 223-8683

PROJECT

CITY OF SHERWOOD

TITLE

TAX LOT 100

FILE

SHWX0042

DRAWN BY

PAC

DESIGN BY

DHG

SCALE

1" = 20'

DATE

5-4-95

SHEET

1

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