

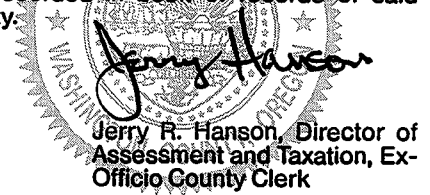
WARRANT DEED

STATE OF OREGON } SS
County of Washington

20
8

KNOW ALL MEN BY THESE PRESENTS,
That Gerald D. Edy & James W. Edy,
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.

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 : 95071580
Rect: 151967 28.00
10/04/1995 02:18:35PM

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 \$3,500.00. 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.

After recording return to:
TAX STATEMENT ;
City of Sherwood
90 NW Park Street
Sherwood, OR. 97140

1-4

In Witness Whereof, the grantor has executed this instrument this 7 day of September, 1995;

If a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Carl E Long



Gerald D. Edy

(SEAL) Gerald D. Edy

James W. Edy

(SEAL) James W. Edy

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on September 7, 1995 by Gerald D. Edy
and James W. Edy.

Before me:

Carl E Long

Notary Public for ~~Washington~~ Oregon (cel)

My commission expires: Jan 7, 1996

Accepted by the City of Sherwood, Oregon
by: *Larry D. Cole*

Larry D. Cole, City Manager

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

A portion of a tract of land in the Northeast quarter of Section 32, Township 2 South, Range 1 West of the Willamette Meridian described in deed to D. Gerald Edy and James W. Edy recorded at Document 89-04834, February 2, 1989, Washington County Deed Records, said tract being more particularly described as follows:

Beginning at a 1½" brass cap marking the center of said Section 32; thence South 89° 52' East along the South line of said Document 89-04834 220 feet, more or less to the westerly right-of-way line of S.E. Lincoln Street; thence North 00° 04' East along said westerly right-of-way line 25 feet, more or less to a point of curvature; thence along the arc of a 15-foot radius curve whose radius bears North 89° 56' West 15 feet, an arc distance of 23.58 feet (long chord bears South 45° 06' West 21.23 feet) to a point of tangency; thence North 89° 52' 00" West 190 feet more or less to a point of curvature; thence along a 15-foot radius curve to the right an arc distance of 23.5 feet, more or less (long chord bears northwesterly 21.2 feet, more or less) to a point of tangency; thence southerly along the North-South center line of said Section 32, 25 feet, more or less to the point of beginning of this description.

The parcel of land to which this description applies contains 2,296 square feet (.053 acres), more or less.

DAH:dih\o:\project\shwx0040\edy leg

(TL 1800 2S1 32AC)

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

3

TL 1800
(26 | 32 AC)

PROPOSED R.O.W.

R=15'
2,296 SQ. FT. (approx.)

R=15'

S.E. DIVISION ST.

EXISTING R.O.W.



DAVID EVANS AND ASSOCIATES, INC.
2828 S.W. CORBETT AVENUE
PORTLAND, OREGON 97201-4802
(503) 223-6863

PROJECT

CITY OF SHERWOOD

SHEET

TITLE

TAX LOT 1800

1

FILE

SHWX0040

DRAWN BY

DGM

DESIGN BY

DHG

SCALE

1"=30'

DATE

6-5-95

4

Recorded Document

1995-071580

ROW SE Division St, G Edy & J

Edy to City

Reference pages

Not a part of record. For reference use only.

August 30, 1995

SHWX0040.01

Larry D. Cole
City Manager, Pro Tem
City of Sherwood
Sherwood, Oregon 97140

ATTN: LARRY D. COLE

Dear Larry:

I have enclosed the signed permit of entry for the Edy property located at 120 SE Division Street. This permit of entry provides the City with the assurance of access for project construction. Please execute the agreement and return a fax copy for my file. The Edy brothers have indicated they will sign the deed shortly. They have decided to receive the compensation as developed by appraisal rather than a donation.

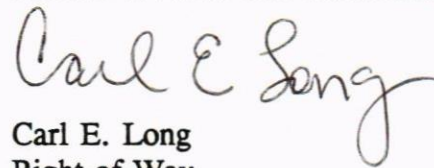
Once the deed is executed by all parties, I'll forward with a W-9, with a request for compensation distribution.

With the exception of the School District, this is the last property required for the improvement projects under consideration.

If any questions please call.

Sincerely,

DAVID EVANS and ASSOCIATES, INC.



Carl E. Long
Right-of-Way

enclosure

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PERMIT OF ENTRY AND AGREEMENT

City of Sherwood (hereinafter called CITY) is in the process of acquiring additional right-of-way for a partial improvement of S.E. Division Street (hereinafter called PROJECT). Gerald and James Edy (hereinafter called OWNER) own real property required for the completion of the PROJECT and being that property located at: 120 S.E. Division Street, Sherwood, Oregon 97140.

CITY AND OWNER have agreed to negotiate a fair and equitable price for the property described above and any construction easements necessary for the completion of this PROJECT. CITY and OWNER agree to other pertinent considerations as follows:

1. CITY may enter upon said property for the purpose of constructing, maintaining, repairing and completing the PROJECT in a timely manner. Project to be constructed as designed. Existing Birch trees to be saved.
2. CITY and OWNER to continue to negotiate in good faith to reach an equitable solution of any outstanding issues. CITY will pay to OWNER the agreed upon amount upon receipt of a signed Deed or accept a donation of the needed right-of-way.
3. CITY agrees to blend existing driveways or road approaches to match new roadway grade as necessary.
4. The OWNER hereby designates the CITY as their agent, for the purpose of filing and processing all land use applications necessary to undertake the PROJECT specified in this Permit of Entry and Agreement.
5. CITY shall prepare, for the OWNER'S signature a Warranty Deed for the property described above.
6. _____

Dated this 30 day of Nov., 1995.

Gerald Edy James Edy
 OWNER OWNER

Amy Steele
 City of Sherwood

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7/17/95
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The parcel of land to which this description applies contains 2,296 square feet (.053 acres), more or less.

DAH:dih\o:\project\shwx0040\edy.leg

(TL 1800 2S1 32AC)

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TL 1800
(28 1 32 AC)

PROPOSED R.O.W.

R=15'
2296 SQ. FT. (approx.)

R=15'

S.E. DIVISION ST.

EXISTING R.O.W.



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CITY OF SHERWOOD

SHEET

TITLE

TAX LOT 1800

1

FILE

SHWX0040

DRAWN BY

DGM

DESIGN BY

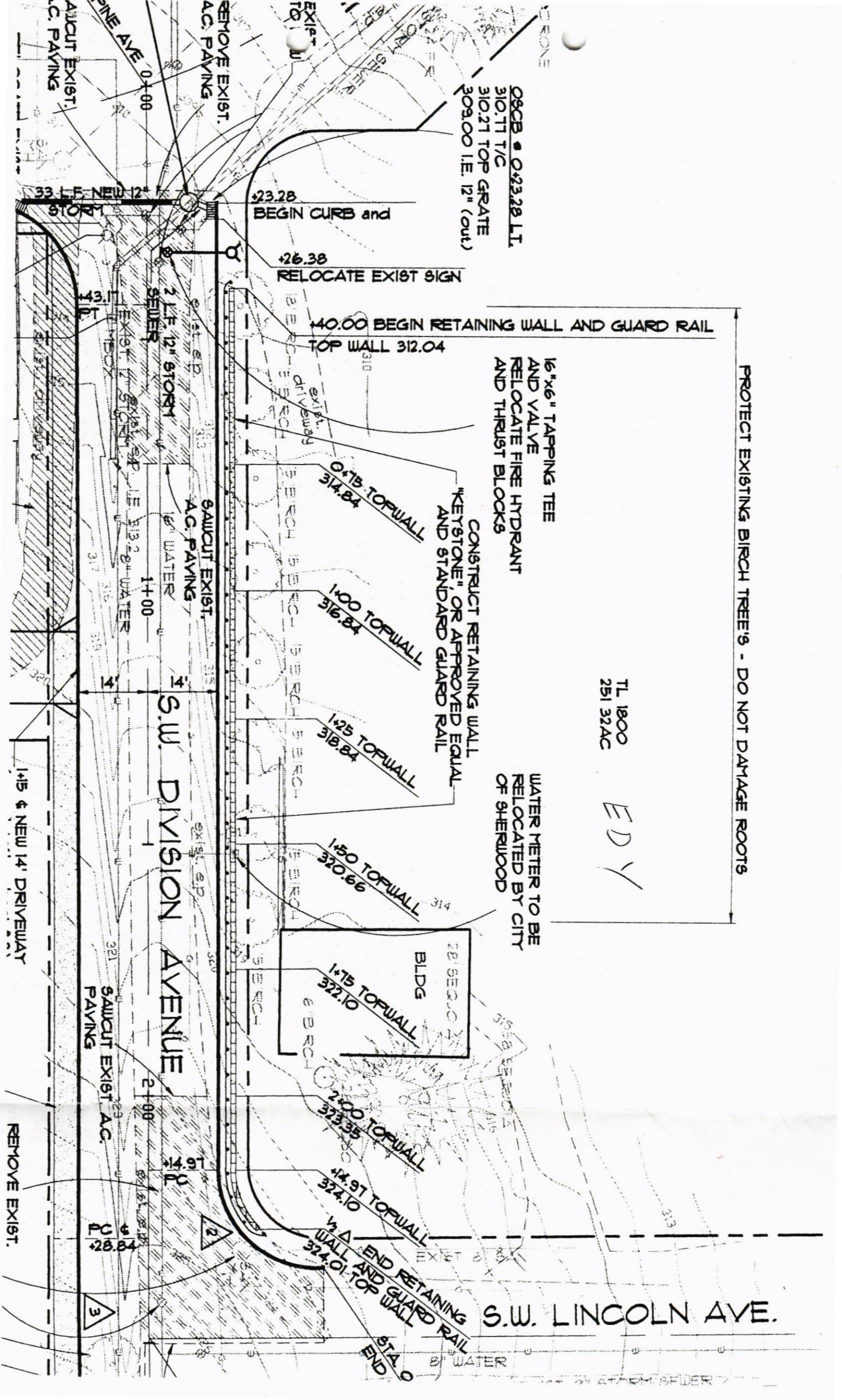
DHG

SCALE

1"=30'

DATE

6-5-95



08CB • 02328 LT.
310.77 T/C
310.21 TOP GRATE
309.00 I.E. 12" (out)

+23.28
BEGIN CURB and
+26.38
RELOCATE EXIST SIGN

40.00 BEGIN RETAINING WALL AND GUARD RAIL
TOP WALL 312.04

16"x6" TAPPING TEE
AND VALVE
RELOCATE FIRE HYDRANT
AND THRUST BLOCKS

CONSTRUCT RETAINING WALL
"KEYSTONE" OR APPROVED EQUAL
AND STANDARD GUARD RAIL

WATER METER TO BE
RELOCATED BY CITY
OF SHERWOOD

TL 1800
251 32AC

EDY

PROTECT EXISTING BIRCH TREES - DO NOT DAMAGE ROOTS

S.W. DIVISION AVENUE

S.W. LINCOLN AVE.

REMOVE EXIST.
A.C. PAVING

14'5" & NEW 14' DRIVEWAY

REMOVE EXIST.

33' L.F. NEW 12" STORM

2' L.F. 12" STORM
SEWER

14" WATER
14" WATER

SAWCUT EXIST A.C.
PAVING

STA 0
END

EXIST

2

3

28.84

21.00

2.90

3.20

4.00

3.70

3.60

3.10

3.10

3.10

3.10

3.10

3.10

3.10

3.10

3.10

3.10

3.10

3.10

33' L.F. NEW 12" STORM

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90 NW Park Steet
Sherwood, Oregon 97140
503/625-5522 □ FAX 625-5524

FAX COVER LETTER

TO: Carl Long

FROM: Larry Cole

CITY OF SHERWOOD

DATE: 9-6-95

SENT VIA PANAFAX (FAX NO. 625-5524)

To Telephone Number () 223-2701

Total Number of Pages (Including Cover Page) 5

NOTE: If FAX is unsuccessful, please call 625-5522 Kathy

COMMENTS:
As requested

COPY

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