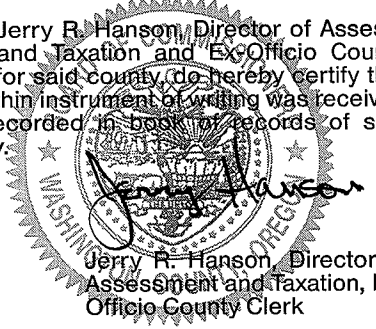


I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



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

After Recording Return To:

City of Sherwood
20 NW Washington Street
Sherwood, OR 97140

EASEMENT

BETWEEN:

Centex Real Estate Corporation,
a Nevada Corporation

Grantors

and

City of Sherwood
20 NW Washington Street
Sherwood, OR 97140

Grantee

Doc : 96055557
Rect: 166551 28.00
06/20/1996 11:01:46am

The true and actual consideration is \$ -0-.

KNOW ALL MEN BY THESE PRESENTS that Centex Real Estate Corporation, a Nevada Corporation, hereinafter termed "Grantors", for and in consideration of the sum of -0- Dollars (\$ -0-), and the benefits accruing to Grantors herefrom, do hereby grant, bargain, sell and convey to the CITY OF SHERWOOD, OREGON, a municipal corporation, duly organized and existing under the laws of the State of Oregon, hereinafter termed "Grantee", the following described interest in real property in the County of Washington, State of Oregon;

A PERMANENT EASEMENT for the purposes of construction and maintenance of underground storm sewer line, on, over, across, under, and through the parcel of land described on Exhibit A, attached hereto and by this reference incorporated herein.

The rights and privileges herein granted to the Grantee are subject to condition that the Grantee, its agents, employees and contractors, shall suffer or do no damage to said property unless the same is fully repaired and grounds are restored as nearly as possible and reasonable to the pre-existing condition. Grantee shall use said easement in such manner and such extent as to not unduly interfere with the continued use and enjoyment of the property by Grantors for purposes not incompatible with the rights herein granted, and shall save and hold harmless the Grantors from any liability for damages whatsoever arising in connection with the Grantee's activities on said property.

Recorded By
First American Title Insurance Company of Oregon
No. 801944-11


20
8

The Grantors hereby warrant that it has fee simple title and estate in the above-described land, that it has a full legal right to grant unto Grantee the easement right and privileges hereinabove set forth, and covenant that it will warrant and defend the easement rights herein granted from all unlawful claims whatsoever.

TO HAVE AND TO HOLD the above described and granted easement unto the Grantee and its assigns forever.

IN WITNESS WHEREOF, the Grantors have affixed their signatures this 18th day of June 1996.

Centex Real Estate Corporation



J.L. Smith, Division President

STATE OF OREGON)
County of Clackamas) ss.

Personally appeared J.L. Smith, who being duly sworn did say the he is the Division President of Centex Real Estate Corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said instrument to be its voluntary act and deed.

Before Me:



Notary Public for Oregon



My commission expires: 11/3/98

EXHIBIT "A"

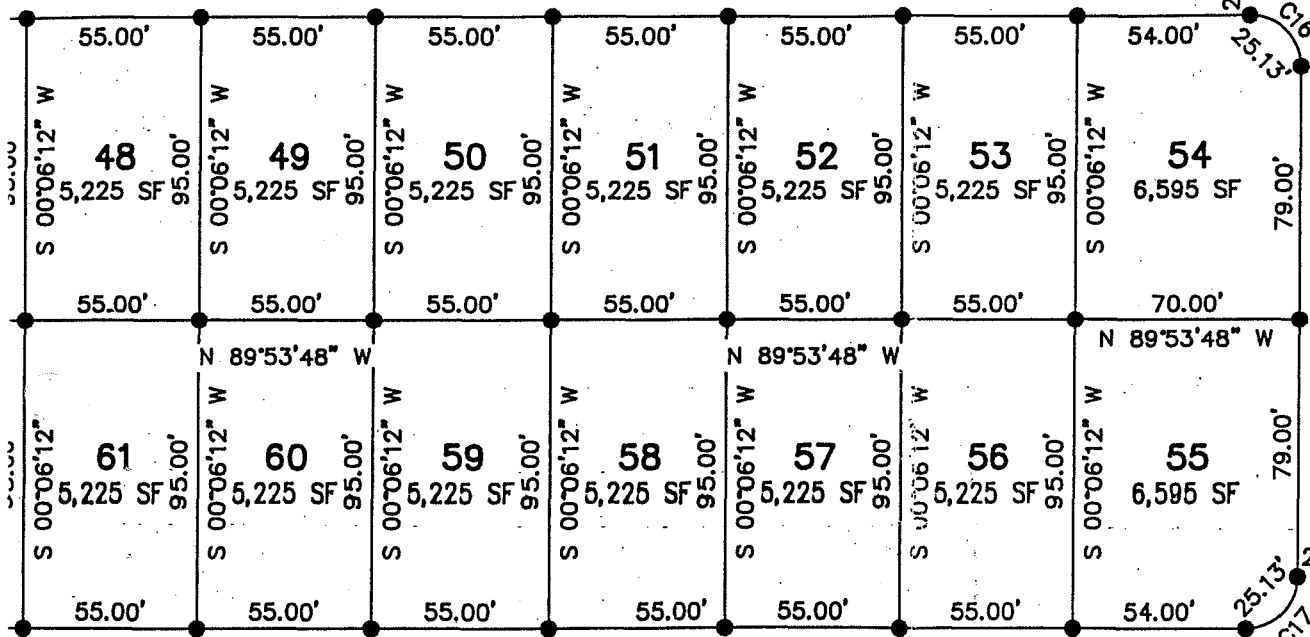
A TRACT OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON, AND BEING A PORTION OF LOTS 7 THROUGH 12 OF THE PLAT OF WYNDHAM RIDGE, SAID PLAT BEING RECORDED AT PAGES 28 THROUGH 30, PLAT BOOK 100, WASHINGTON COUNTY PLAT RECORDS, AND IDENTIFIED AS DOCUMENT NO. 95081555, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 15.00 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY PROPERTY LINE, OF SAID LOTS 7 THROUGH 12 OF SAID PLAT OF WYNDHAM RIDGE.

S.W. CEREGHINO

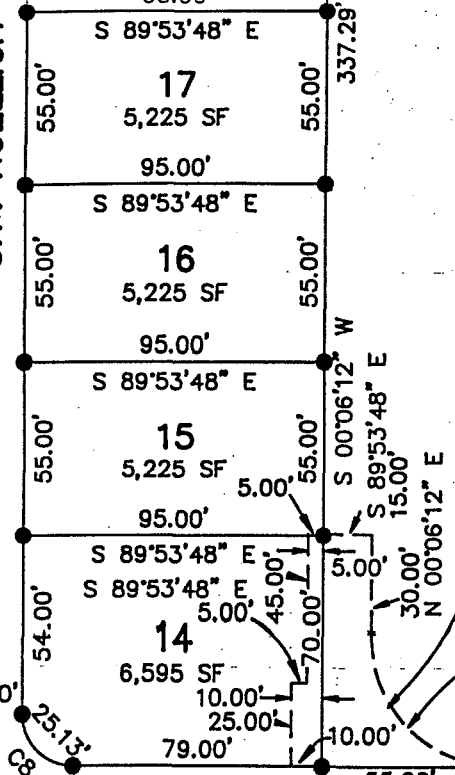
LANE

520.00'
N 89°53'48" W



S.W. ROELLICH

N 00°06'12" E



LANDSCAPE A
SIGN EASEME
VINEYARDS A
CREEK HOME
ASSOCIATION,

Δ = 90°00'
R = 40.00'
L = 62.83'
CB = S 44°
56.5'

S.W. HANDLEY STREET

S.W. HANDLEY STREET

255.27'

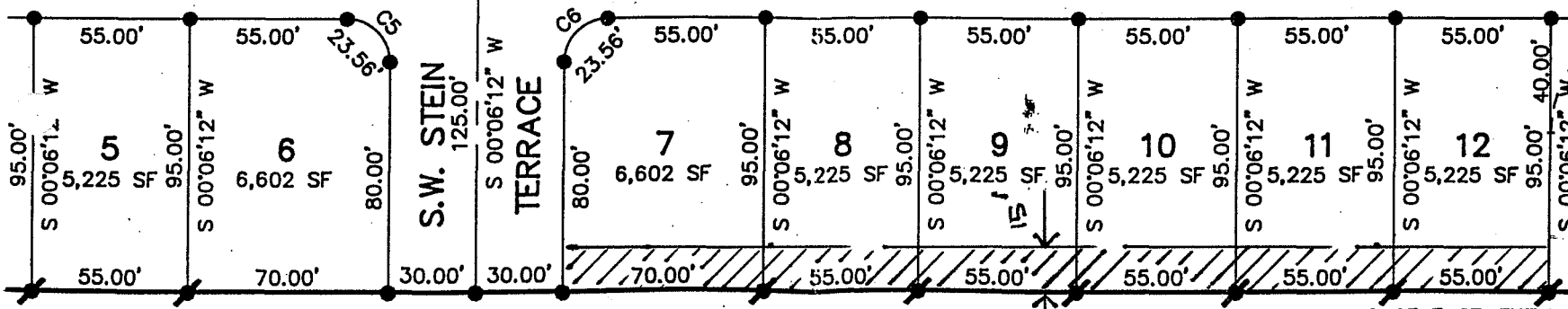
264.73'

577.2'

N 89°53'48" W

N 89°53'48" W

N 89°53'48" W



S.W. STEIN
125.00'

TERRACE

N 89°53'48" W

LANDSCAPE EASEMENT TO
"THE VINEYARDS AT WYNDHAM
CREEK HOMEOWNERS ASSOCIATION, INC."

BASIS OF BEARINGS

TRACT "B"
14,469 SF

90.01'
129
4.00 FC
EASEME
NO. 95