

Washington County, Oregon

2002-102275

09/03/2002 04:05:45 PM

D-DW Cnt=1 Str=4 A DUYCK

\$35.00 \$6.00 \$11.00 - Total=\$52.00



00159273200201022750070078

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



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



Title Order No. 960927
Escrow No. 02160395

After recording return to:
City of Sherwood
20 NW Washington
Shrewd, OR 97140
Until a change is requested all tax statements
shall be sent to the following address.
City of Sherwood
20 NW Washington
Sherwood, OR 97140

STATUTORY WARRANTY DEED

Civil Aviation Training Solutions Inc., a Florida corporation, Grantor, conveys and warrants to City of Sherwood, an Oregon municipal corporation Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 1,500,000.00

Dated this 27 day of August, 2002.

Civil Aviation Training Solutions Inc., a Florida corporation

BY: _____

Its _____

THIS DOCUMENT HAS BEEN READ,
APPROVED AND ACCEPTED BY THE
UNDERSIGNED GRANTEE

City of Sherwood
BY: Don E. Shultz

Its City Manager





Title Order No. 960927
Escrow No. 02160395

After recording return to:
City of SHERWOOD
20 NW Washington
Shrewd, OR 97140
Until a change is requested all tax statements
shall be sent to the following address.
City of SHERWOOD
20 NW Washington
Sherwood, OR 97140

STATUTORY WARRANTY DEED

Civil Aviation Training Solutions Inc., a Florida corporation, Grantor, conveys and warrants to
City of ** Grantee, the following described real property free of liens and encumbrances,
except as specifically set forth herein: ** Sherwood, an Oregon municipal corporation

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 1,500,000.00

Dated this 28 day of August, 2002.

Civil Aviation Training Solutions Inc., a Florida
corporation
BY: Paul A. R...

Its Director

**THIS DOCUMENT HAS BEEN READ,
APPROVED AND ACCEPTED BY THE
UNDERSIGNED GRANTEE**

City of Sherwood
BY: _____

Its _____





2002-102275

STATE OF _____ }
County of _____ } SS:

This instrument was acknowledged before me on August _____, 2002, by _____ as _____ of Civil Aviation Training Solutions Inc., a Florida corporation a corporation, on behalf of the corporation.

Notary Public for
Oregon
My Commission Expires

STATE OF OREGON

County of Washington

This instrument was acknowledged before me this 29 day of August, 2002 by Konnie Sheedy known to me to be the City Manager of The City of Sherwood.

Sylvia Murphy
Notary Public for Oregon

My commission expires: April 28, 2006





2002-102275

STATE OF

County of

} SS:

This instrument was acknowledged before me on August 28, 2002, by Paul Renaud as Director of Civil Aviation Training Solutions Inc., a Florida corporation, a corporation on behalf of the corporation.

McRobert Senecal

Notary Public for the Province of Quebec
My Commission Expires 15 Feb 2007

ME ROBERT SENÉCAL, Notaire
755 boul. St-Jean, Bureau 406
Pointe-Claire (Québec) H9R 5M9
Tél.: (514) 697-9025
Fax: (514) 694-7138

~~STATE OF OREGON~~

~~County of~~

~~This instrument was acknowledged before me this _____ day of August, 2002 by _____ known to me to be the _____ of The City of Shrewd.~~

~~Notary Public for Oregon~~

~~My commission expires: _____~~



2nd REVISED EXHIBIT "A"

A tract of land situated in the Northeast one-quarter of the Northwest one-quarter of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, more particularly described as follows:

Beginning at a $\frac{5}{8}$ inch iron rod South 679.6 feet from the Northeast corner of the Northwest quarter of Section 32, Township 2 South, Range 1 West, of the Willamette Meridian, as shown in Washington County Survey No. 4977; thence South $47^{\circ}55'08''$ West along the Southerly line of the Portland and Willamette Valley Railroad 263.99 feet to a $\frac{5}{8}$ inch iron rod at the most Westerly corner of that tract of land conveyed to M. Shipley as described in Book 31, page 256, Deed Records of Washington County, Oregon; also being the true point of beginning of the following described tract; thence continuing South $47^{\circ}55'08''$ West 385.54 feet to a brass disc in concrete; thence South $42^{\circ}08'22''$ East 479.96 feet to a $\frac{5}{8}$ inch iron rod on the North line of East Willamette Street; thence North $47^{\circ}57'50''$ East along the North line of said East Willamette Street 42.69 feet to a $\frac{5}{8}$ inch iron rod; thence South $89^{\circ}52'08''$ East along the North line of said East Willamette Street 127.46 feet to a $\frac{5}{8}$ inch iron rod on the West line of Highland Street and the East line of the Northwest quarter of said Section 32; thence North $00^{\circ}04'00''$ East along the West line of said Highland Street and the East line of the Northwest quarter of said Section 32, 383.98 feet to a $\frac{5}{8}$ inch iron rod at the most Southerly corner of said M. Shipley tract; thence North $43^{\circ}58'31''$ West along the Southwest line of said M. Shipley tract 281.54 feet to the true point of beginning.



1. Taxes for the fiscal year 2002-2003 a lien not yet payable.
2. Statutory Powers and Assessments of Clean Water Services.
3. The rights of the public in and to that portion of the premises herein described lying within the limits of roads, streets or highways.
4. An easement created by instrument, including the terms and provisions thereof;
Recorded : January 12, 1960 in Book 426, page 249
Favor of : Lester E. Oyler
For : Sewer
Affects : Northwesterly boundary
5. An easement created by instrument, including the terms and provisions thereof;
Recorded : March 1, 1974 in Book 964, page 816
Favor of : The public
For : A perpetual right-of-way and easement for street, road an utility purposes
Affects : portion