

159
-1-
38/162



After recording return to:
City of Sherwood
65 NE Ash St.
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
City of Sherwood
65 NE Ash St.
Sherwood, OR 97140

File No.: NCS-62245-OR1 (mk)
Date: December 31, 2003

THIS SPACE RES

Washington County, Oregon 2004-004560
01/16/2004 10:12:21 AM
D-DW Cnt=1 Stn=4 A DUYCK
\$15.00 \$6.00 \$11.00 - Total = \$32.00



00519888200400045600030035
I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, 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



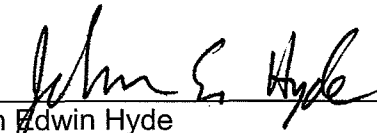
STATUTORY SPECIAL WARRANTY DEED

John Edwin Hyde, Grantor, conveys and specially warrants to **City of Sherwood**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

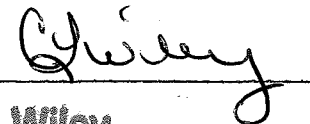
See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$129,900.00**.



John Edwin Hyde

ACCEPTED BY: 

C.L. Wiley
City Recorder
City of Sherwood

RECEIVED
FEB - 9 2004
BY: 

Re-recorded
11/4/04 Am

FATCO. NO. NCS 62245 - OR1



2004-4560

APN:

Statutory Special Warranty Deed
- continued

File No.: **NCS-62245-OR1 (mk)**

Date: **12/31/2003**

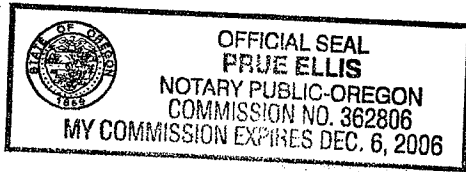
STATE OF Oregon)
)ss.
County of *(Washington)*

This instrument was acknowledged before me on this 14 day of January, 2004
by **John Edwin Hyde**.

Prue Ellis

Notary Public for Oregon

My commission expires: 12-6-06





2004-4560

APN:

Statutory Special Warranty Deed
- continued

File No.: **NCS-62245-OR1 (mk)**

Date: **12/31/2003**

EXHIBIT A

LEGAL DESCRIPTION:

Lot 1, Block 11, SMOCK ADDITION TO SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon:

EXCEPTING THEREFROM that portion therefrom that portion thereof described in deed to Fred W. Schamburg, et ux, recorded July 11, 1961 in Book 446, page 459, Washington County Deed Records, more particularly described as follows, to-wit:

Beginning at the most Westerly corner of Lot 1, Block 11, SMOCK ADDITION TO SHERWOOD, in the City of Sherwood, County of Washington and State of Oregon; thence South 42°55' East along the Southwesterly line of said Lot 1, 94 feet to the most Southerly corner thereof; thence North 47°45' East 4 feet; thence North 42°55' West parallel with the Southwesterly line of said Lot 1, 94 feet to the Northwesterly line of Lot 1; thence South 47°45' west 4 feet to the place of beginning.

Recorded Document
2004-004560
Smock Addition
Reference pages

Not a part of record. For reference use only.



Home of the Tualatin River National Wildlife Refuge

April 12, 2004

Sue Weaver
Cartography and Records Division
Washington County Oregon
155 N. first Ave., Ste. 130
Mail Stop #9
Hillsboro, OR 97124-3087

Dear Ms. Weaver:

Enclosed is a copy of document number 2004-04560, which was recorded on January 16, 2004. The deed has been accepted by the City of Sherwood. Please update your records.

Sincerely,

D. Martin
Donna M. Martin, CMC
Deputy City Recorder

Must be re-recorded

*4/15/04
DM*



WASHINGTON COUNTY
OREGON

March 16, 2004

City of Sherwood
65 N Ash St
Sherwood, OR 97140

Re: Map & Tax Lot: **2S132BA-3300**

Dear Property Owner,

We are in receipt of our copy of document number 2004-04560, which was recorded on 1-16-2004. We are unable to update our records until this deed is accepted by the City of Sherwood. First American Title was notified of this in February, we have yet to receive a response.

If you have any questions please write or call. Our phone number is (503) 846-8871. Our office hours are Monday through Friday, 8:30 am to 5:00 p.m.

Very truly yours,

Department of Assessment and Taxation
Jerry R. Hanson, Director

A handwritten signature in blue ink that reads "Sue Weaver". The signature is written in a cursive, flowing style.

By: Sue Weaver
Cartography and Records Division