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OCT 25 2004

Washington County, Oregon 2004-119819
10/15/2004 03:08:06 PM
D-DW Cnt=1 Str=16 D HOFFMAN
\$40.00 \$6.00 \$11.00 \$20.00 - Total = \$77.00

APN: R0555599 BY: *Jm*

Statutory Warranty Deed
- continued



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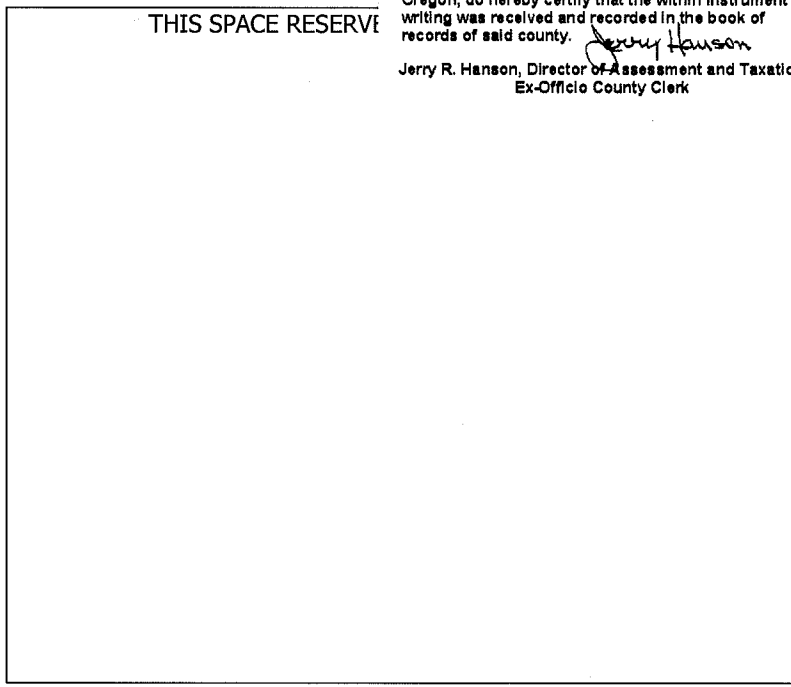
I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson

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



THIS SPACE RESERVE



After recording return to:
City of Sherwood
ATT: Jim Patterson, 20 NW
Washington Street
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:
City of Sherwood
ATT: Jim Patterson, 20 NW
Washington Street
Sherwood, OR 97140

File No.: NCS-109656-OR1 (mk)
Date: October 11, 2004

FATCO. NO. NCS-109656

STATUTORY WARRANTY DEED

Bob Jones Enterprises Incorporated, an Oregon 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 Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Second and third installment 2004-2005 taxes, a lien payable but not delinquent
2. These premises are within the boundaries of the Clean Water Services District and are subject to the levies and assessments thereof.
3. An easement of underground storm drain sewer line recorded as Fee No. 97100724

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



APN: R0555599

Statutory Warranty Deed
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File No.: NCS-109656-OR1 (mk)
Date: 10/11/2004

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is **\$1,593,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15th day of October, 20 04.

Bob Jones Enterprises Inc, an Oregon
Corporation

Robert K. Jones
By: Robert K. Jones, President
JONES

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 15th day of October, 2004
by Robert K. Jones as President of Bob Jones Enterprises Inc, on behalf of the Corporation.

Kelly L. Reed



Notary Public for Oregon
My commission expires: 9-25-07

ACCEPTED AND APPROVED;
City of Sherwood
BY: _____
BY: _____



APN: R0555599

Statutory Warranty Deed
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File No.: NCS-109656-OR1 (mk)
Date: 10/11/2004

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

~~\$1,824,000.00~~ ^{\$1,593,000} (4)

The true consideration for this conveyance is ~~\$1,824,000.00~~. (Here comply with requirements of ORS 93.030)

Dated this _____ day of _____, 20____.

Bob Jones Enterprises Inc, an Oregon Corporation

By: Robert K. Jones, President

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Robert K. Jones as President of Bob Jones Enterprises Inc, on behalf of the Corporation.

Notary Public for Oregon
My commission expires:

ACCEPTED AND APPROVED;
City of Sherwood

BY: [Signature] Int. Asst. City Manager
BY: [Signature] City Manager



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Statutory Warranty Deed
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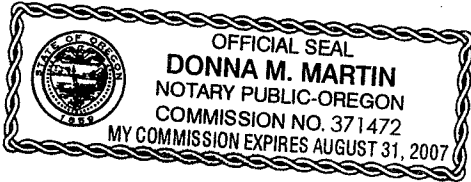
File No.: NCS-109656-OR1 (mk)
Date: 10/11/2004

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 15th day of October, 2004
By Ross E. Schultz and James A. Patterson as City Manager and
Asst. City Manager respectively for the City of Sherwood.

Donna M. Martin

Notary Public for Oregon
My commission expires:





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Statutory Warranty Deed
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File No.: NCS-109656-OR1 (mk)
Date: 10/11/2004

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL I:

Beginning at a point on the Southerly boundary of the Southern Pacific right of way, from which the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, bears South 47°17' West, 230.0 feet and South 43°24' East, 1443.0 feet, being also the most Northerly corner of the Warehouse Lot; from the said beginning point running thence South 43°33' East, 200.00 feet to the Northerly line of that certain tract of land, Deed for which is recorded in Deed Book 102, Page 497; thence with the Northerly line of said tract, North 47°50' East, 90 feet; thence North 43°33' West, 200.26 feet to the above described right of way line; thence South 47° 18' West 90 feet to the place of beginning.

PARCEL II:

Beginning at the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon; running thence North 43°24' West, 21.87 chains to the South boundary line of the Southern Pacific Railroad right of way; thence North 47° 15' East, 130 feet to the place of beginning; thence North 47° 18' East, 100 feet; thence South 46° 36' East, 200 feet; thence South 42°45' West, 100 feet; thence North 43°24' West, 200 feet to the place of beginning.

PARCEL III:

Beginning at the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon and running thence North 43°24' West, 21.87 chains to the South boundary line of the right of way of the Portland and Willamette Valley Railroad Company (now held and used by Southern Pacific Company); thence North 47°15' East, 30 feet to a point which is the true place of beginning of the land hereby described; thence running North 47°15' East 100 feet; thence South 46°36' East, 50 feet; thence South 42°45' West, 100 feet; thence North 43°24' West, 50 feet to the place of beginning.

PARCEL IV:

Beginning at a point on the Southerly line of the right of way of the Southern Pacific Company, which is North 43°24' West, 1443.0 feet of the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon, said point being also the Northerly corner of Epler's Addition To Sherwood; thence North 47° 14' East along said Southeasterly right of way line, 30.0 feet to the most Westerly corner of tract conveyed to William Franklin Smith by Deed recorded in Deed Book 106, Page 359; thence South 43°24' East, 50.0 feet to the most Southerly corner of said Smith Tract; thence North 47° 15' East, 100.0 feet to the most Easterly corner of said Smith tract; thence South 43°24' East along the Southwesterly line of tract conveyed to Craves Canning Co., a corporation, by Deed recorded in Deed Book 121, Page 76, 40.0 feet; thence South 47°26' West, 130.0 feet to the Northeasterly line of said Epler's Addition, and thence North 43°24' West to the true place of beginning.



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PARCEL V:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition to Sherwood, in Washington County, Oregon; thence along the Northeasterly line of said Lot 5 extended, North 43°24' West, 18.0 feet to the Southeasterly boundary of the Southern Pacific Company's right of way; thence along said right of way line, North 47° 17' East, 30 feet, more or less, to the most Northerly corner of said Epler's Addition; thence South 43°24' East along the Northeasterly line of said addition, 18.0 feet, more or less, to the intersection of said Northeasterly line with an Easterly extension of the Northwesterly line of said Lot 5, and thence Southwesterly 30.0 feet, more or less, to the place of beginning.

PARCEL VI:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition To Sherwood, in Washington County, Oregon; thence running along an Easterly extension of the Northwesterly line of said lot, 30.0 feet to the Northeasterly line of said Epler's Addition; thence South 43°24' East along said Northeasterly line, 39.0 feet; thence along a line parallel with said Easterly extension of the Northwesterly line of said lot, 30.0 feet to the Northeasterly line of said lot, and thence along said Northeasterly line, 39.0 feet to the place of beginning.

PARCEL VII:

All of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon. EXCEPT a strip from the Southerly end of said lot which has been previously deeded to the Town of Sherwood for street purposes by Deed Book 147, page 79.

PARCEL VIII:

Beginning at the most Northerly corner of Lot 5, Block 1, Epler's Addition To Sherwood, in Washington County, Oregon; thence with the Northeasterly line of said lot extended, North 43°24' West, 18.0 feet to the Southeasterly right of way line of the Southern Pacific Company; thence running along said right of way line, South 47°33' West 50.0 feet; thence South 43°24' East, 18.0 feet to the most Westerly corner of said Lot 5, and thence North 47°33' East, 50.0 feet to the place of beginning.

PARCEL IX:

Beginning at a point on the Southeasterly boundary line of the Southern Pacific right of way, in Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon; from said beginning point the center of said Section 32 bears South 47°17' West, 320 feet and South 43°24' East, 1443 feet; from said beginning point running thence with the said right of way line, North 47°17' East, 350.8 feet; thence South 42°44' East, 511 feet; thence South 47°24' West, 328 feet; thence North 43°24' West, 310 feet to an iron pipe at the most Northerly corner of tract, Deed from which is recorded in Deed Book 102, Page 497; thence with the Northwesterly line of said tract South 47°50' West, 17 feet; thence North 43°33' West, 200.26 feet to the place of beginning.

PARCEL X:



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Beginning at an iron pipe which bears North 43°24' West 1243.4 feet and North 47°15' East 337.85 feet from a stone set for the center of Section 32, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon; said point of beginning being the most Northerly corner of a tract of land conveyed to the Citizens Bank of Sherwood by Deed recorded in Deed Book 154, page 449; thence South 43°24' East along the Northeasterly line of said tract, 280 feet to a corner of same; thence South 47°15' West 17 feet to a point; thence North 43°24' West 280 feet to a point; thence North 47°15' East to the place of beginning.

PARCEL XI:

All of Lots 7 and 8, Block 1 EPLER'S ADDITION TO SHERWOOD, in Washington County, Oregon; EXCEPTING a tract deeded by Ella Weckert to the public for street purposes, by instrument recorded in Deed Book 147, Page 79.

PARCEL XII:

Beginning at the most Northerly corner of Lot 7, Block 1, EPLER'S ADDITION TO SHERWOOD, in Washington County, Oregon; thence Southerly along the Northwesterly line of said Block 1, 105 feet to the most Westerly corner of Lot 8 in said block; thence North 43°24' West following the most Southerly line of said Lot 8 if extended, 18 feet to the Southeasterly line of the right of way of the Southern Pacific Railroad; thence Northerly following the Southeasterly line of said right of way 105 feet; thence South 43°24 East, 18 feet to the place of beginning.

PARCEL XIII:

Beginning at a point on the Northeasterly line of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon, which is South 44°30' East 57.0 feet from the most Northerly corner of said lot; and running thence North 45°31' East 30.0 feet to the centerline of that portion of S.W. Pine Street vacated by City Ordinance dated April 10, 1953, a copy of which city ordinance is of record in Deed Boo, 343, page 491; thence South 44°30' East along said centerline, 17 feet to the Southeasterly line of said tract so vacated by said ordinance; thence South 45°31' West 30.0 feet to said Northeasterly line of said lot, and thence North 44°30' West 17.0 feet to the place of beginning.

PARCEL XIV:

Beginning at a point on the Northeasterly line of Lot 5, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon, which is South 44°30' East 39.0 feet from the most Northerly corner of said lot; and running thence North 45°31' East 30.0 feet to the centerline of Pine Street; thence South 44°30' East 18.0 feet to the Northwesterly line of a tract vacated by City Ordinance dated April 10, 1953, a copy of which ordinance is recorded in Deed Book 343, page 491; thence South 45°31' West 30.0 feet to said Northeasterly line; and thence North 44°30' West 18.0 feet to the place of beginning.

PARCEL XV:

The Northeasterly 15 feet of Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon.



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PARCEL XVI:

Beginning at the most Northerly corner of Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD, in the County of Washington and State of Oregon; thence with the Northeasterly line of said lot extended, North 43°24' West 18 feet to the Southeasterly right of way line of the Southern Pacific Company; thence running with said right of way line, South 47°33' West 15 feet; thence South 43°24' East 18 feet to the Westerly line of said Lot 6, Block 1, EPLER'S ADDITION TO SHERWOOD; thence with the said Westerly line of Lot 6, North 47°33' East 15 feet to the place of beginning.