

STATUTORY SPECIAL WARRANTY DEED
John Edwin Hyde to the City of Sherwood

DATED: November 4, 2004

RERECORDED TO CORRECT – acceptance stamp not on
original document previously recorded.

PREVIOUSLY RECORDED AS DOCUMENT NUMBER –
2004-004560

AFTER RECORDING RETURN TO:

City of Sherwood Recorder's Office
20 N.W. Washington Street
Sherwood, Oregon 97140

Washington County, Oregon 2004-127310
11/04/2004 11:31:26 AM
D-DW Cnt=1 Stn=8 RECORDS1
\$20.00 \$6.00 \$11.00 - Total = \$37.00



00679603200401273100040040

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





First American Title Insurance Company
National Commercial Services
200 SW Market Street
Suite 250
Portland, Oregon 97201

RECEIVED

JAN 16 2004

CITY OF SHERWOOD

Alisha Wright
Escrow Assistant
awright@firstam.com

Direct Phone Number: (503) 795-7644
FAX: (503) 795-7614

City of Sherwood- attn Ross Schultz
20 NW Washington Street
Sherwood, OR 97140

01/16/2004
File Number: NCS-62245-OR1

Re: Ash street property

Dear Mr. Schultz:

The above referenced transaction was closed on January 16, 2004. Enclosed please find the following for your records:

Copies:

- Final settlement statement
- Estimated settlement statement
- Escrow agreement
- Firpta
- Special statutory warranty deed with recording information

If you have any questions or please contact the undersigned.

Sincerely,

First American Title Insurance Company


Alisha Wright,
Escrow Assistant

Recorded Doc. 2004-004560

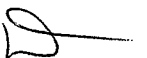
Copy sent to Washington City

4/12/04 with acceptance
stamp

DM

4/16/04

Document must be
re-recorded.





2004-127310

129-1381/162



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

Washington County, Oregon 2004-004560
01/10/2004 10:12:21 AM
D-DW Cnt#1 Str#4 A DUYCK
\$15.00 \$8.00 \$1.00 - Total = \$32.00

THIS SPACE RES



0051988820040004560030035

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



FATCO. NO. NCS 62245 - OR1

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 E. Hyde

John Edwin Hyde

ACCEPTED BY: *C. L. Wiley*

C.L. Wiley
City Recorder
City of Sherwood



2004-127310



2004-4560

APN:

Statutory Special Warranty Deed
- continued

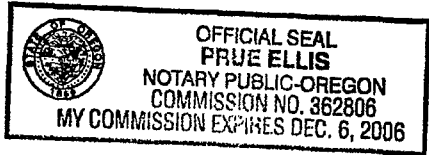
File No.: **NCS-62245-OR1 (mk)**
Date: **12/31/2003**

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

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





2004-127310



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.



I, **Jerry R. Hanson**, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: November 4, 2004

By: J. CASTILLO

Title: Deputy Clerk