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I, Richard Hobernicht, 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.

Richard Hobernicht
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESER



After recording return to:
City of Sherwood Urban Renewal Agency
225605 SW Pine Street
Sherwood, OR 97140

Until a change is requested all tax statements shall be sent to the following address:

City of Sherwood Urban Renewal Agency
225605 SW Pine Street
Sherwood, OR 97140

File No.: NCS-345127-OR1 (mk)

Date: April 30, 2008

STATUTORY WARRANTY DEED

Arcadian Enterprises, Inc., an Oregon corporation, Grantor, conveys and warrants to **City of Sherwood Urban Renewal Agency**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 1, 2, 3 and 4, Block 1, EPLER'S ADDITION TO SHERWOOD (plat book 3, page 4) in the City of Sherwood, County of Washington and State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$950,000.00**. (Here comply with requirements of ORS 93.030)

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NCS - 345127

FATCO. NO.

APN:

Statutory Warranty Deed
- continued

File No.: **NCS-345127-OR1 (mk)**
Date: **04/30/2008**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1 day of May, 20 08.

Arcadian Enterprises, Inc., an Oregon
corporation

Duane P. Remmen / Director

By: Duane P. Remmen, Director

City of Sherwood Urban Renewal Agency

BY: _____

Ross Schults, Urban Renewal Manager

APN:

Statutory Warranty Deed
- continued

File No.: **NCS-345127-OR1 (mk)**
Date: **04/30/2008**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 1 day of May, 2008.

Arcadian Enterprises, Inc., an Oregon
corporation

By: Duane P. Remmen, Director

City of Sherwood Urban Renewal Agency
BY: Ross Schultz
Ross Schultz, Urban Renewal Manager

APN:

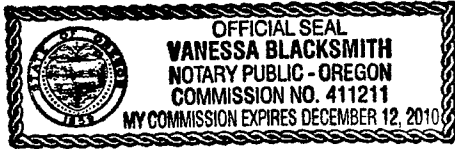
Statutory Warranty Deed
- continued

File No.: **NCS-345127-OR1 (mk)**
Date: **04/30/2008**

STATE OF Oregon)
County of Josephine)ss.
)

This instrument was acknowledged before me on this 1st day of May, 2008
by Duane P. Remmen as Director of Arcadian Enterprises, Inc., on behalf of the corporation.

Vanessa Blacksmith



Notary Public for Oregon
My commission expires: 12/12/2010

STATE OF Oregon)
County of)ss.
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This instrument was acknowledged before me on this _____ day of _____, 20____
by Ross Schultz as Urban Renewal Manager, on behalf of the City of Sherwood Urban Renewal Agency.

Notary Public for Oregon
My commission expires:

APN:

Statutory Warranty Deed
- continued

File No.: **NCS-345127-OR1 (mk)**
Date: **04/30/2008**

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 1 day of May, 20 08
by Duane P. Remmen as Director of Arcadian Enterprises, Inc., on behalf of the corporation.

Notary Public for Oregon
My commission expires:

STATE OF Oregon)
)ss.
County of)

This instrument was acknowledged before me on this 1 day of May, 20 08
by Ross Schultz as Urban Renewal Manager, on behalf of the City of Sherwood Urban Renewal Agency.

Sylvia Murphy

Notary Public for Oregon
My commission expires:

