

After recording return to:

City of Sherwood
Engineering Department
22560 SW Pine Street
Sherwood, OR 97140

Grantor:

City of Sherwood
22560 SW Pine Street
Sherwood, OR 97140

Grantee:

Langer Gramor LLC
19767 SW 72nd Avenue
Tualatin, OR 97062

Washington County, Oregon **2014-040336**
D-DQ
Str=3 | REED **07/02/2014 02:47:13 PM**
\$25.00 \$11.00 \$10.00 \$5.00 \$20.00 **\$71.00**

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, Director of
Assessment and Taxation, Ex-Officio

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

No Change

The true and actual consideration for this transfer in terms of dollars is \$0.00, but consists of other good and valuable consideration.

QUITCLAIM DEED AND RELEASE OF STORMWATER EASEMENT AND MAINTENANCE COVENANT

RECITALS

- A. The City of Sherwood, a municipal corporation of the State of Oregon (City); Langer Family LLC, an Oregon limited liability company; and Target Corporation, a Minnesota corporation (Target) entered that certain Stormwater Easement and Maintenance Covenant dated December 19, 2003, and recorded among the Deed Records of Washington County, Oregon, as Document #2004-078681 (Easement).
- B. Under the Easement, Langer Family LLC granted Target, for the benefit of real property owned by Target, a permanent non-exclusive stormwater easement for the purpose of constructing, installing, operating, maintaining and upgrading within, through, and under the easement area, stormwater facilities, together with the right to excavate and refill ditches and trenches, and with the further right to remove obstructions within the easement area that interfere with the stormwater facilities.
- C. Under the Easement, Langer Family LLC granted the City, its employees, independent contractors, and designees, a nonexclusive easement for egress over, across, and under certain real property owned by Langer Family LLC for the purposes of inspecting, cleaning, repairing, sampling, and/or monitoring the stormwater facilities and discharges therefrom.
- D. The real property subject to the Easement has been further divided among Lots 1 and 2 of the Langer Farms Subdivision. Lot 1 is now owned by Langer Gramor LLC, an Oregon limited liability company, and Lot 2 is owned by a third party.

E. The portion of Lot 1 that is subject to the Easement is further described in Exhibit A, attached hereto, and depicted in Exhibit B, attached hereto (Lot 1 Easement Area). The portion of Lot 2 that is subject to the Easement is referred to as the Lot 2 Easement Area.

F. Stormwater facilities have been installed and utilized within the Lot 1 Easement Area consistent with the Easement. However, these facilities are currently abandoned and not being used for stormwater purposes because new facilities have been developed to serve this area.

G. The City has determined that the Easement is no longer needed for public use and that it is in the public interest to release all of the City's right, title, and interest in the Easement and the Lot 1 Easement Area to Langer Gramor LLC.

H. Contemporaneous with the execution and delivery of this quitclaim and release, the City is executing and delivering a quitclaim and release of the City's rights and interests in the Easement and the Lot 2 Easement Area to the owner of Lot 2.

I. Contemporaneous with the execution and delivery of the City's quitclaims and releases, Target is executing and delivering: (1) a quitclaim and release of Target's rights and interests in the Easement and Lot 1 Easement Area to Langer Gramor LLC; and (2) a quitclaim and release of Target's rights and interests in the Easement and Lot 2 Easement Area to the owner of Lot 2.

J. The parties agree that, upon execution and delivery of these various documents, the Easement will be extinguished.

QUITCLAIM AND RELEASE

1. For the reasons recited above, the City of Sherwood, a municipal corporation of the State of Oregon, Grantor, hereby releases, relinquishes, and quitclaims to Langer Gramor LLC, an Oregon limited liability company, Grantee and its successors and assigns, all rights, title, and interest in the Lot 1 Easement Area, described in Exhibit A and depicted in Exhibit B, created by and under the Easement. Upon such release, all of the estates, rights, and privileges created by or under the Easement and in favor of the City shall be of no further force and effect as to the Lot 1 Easement Area and shall not burden or benefit or otherwise encumber any portion of the Lot 1 Easement Area.

2. The real property and all improvements located within the Lot 1 Easement Area pursuant to the Easement, including any stormwater facilities that may be located within the Lot 1 Easement Area, are conveyed to Grantee "AS IS," without any representation or warranties, express or implied. The City shall have no responsibility to maintain or remove any stormwater facilities that may be located within the Lot 1 Easement Area.

3. The true and actual consideration for this conveyance is other than money.

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has executed and delivered this Quitclaim Deed and Release of Stormwater Easement and Maintenance Covenant as of the date set forth below.

DATED this 30th day of June, 2014.

GRANTOR, City of Sherwood

By: [Signature]
Printed Name: Joseph P. Gall
Its: City Manager

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this 30 day of June, 2014, by Joseph Gall as the City Manager of the City of Sherwood.

[Signature]
Notary Public for Oregon
My commission expires: May 15, 2015



**ENGINEERING PLANNING
FORESTRY**

13910 S.W. Galbreath Dr., Suite 100
Sherwood, Oregon 97140
Phone: (503) 925-8799
Fax: (503) 925-8969

AKS Job#3048



**LANDSCAPE ARCHITECTURE
SURVEYING**

AKS Group of Companies:
SHERWOOD, OREGON
SALEM, OREGON
VANCOUVER, WASHINGTON
www.aks-eng.com

EXHIBIT A

Portion of Document Number 2004-078681
located in Lot 1 of the plat of "Langer Farms"

A portion of Lot 1 of the plat "Langer Farms", located in the Southeast One-Quarter of Section 29, Township 2 South, Range 1 West, Willamette Meridian, City of Sherwood, Washington County, Oregon and being more particularly described as follows:

Beginning at the northeast corner of said Lot 1, from which point a 5/8 inch iron rod bears South 54°32'22" East 0.28 feet; thence along the east line of said Lot 1 South 01°28'57" West 82.78 feet to the southeast corner of the Stormwater Easement per Document Number 2004-078681, Washington County Deed Records; thence along the southeast line of said Stormwater Easement South 75°32'47" West 51.33 feet to a point on the north line of Lot 2 of said plat; thence along said north line North 88°29'19" West 187.60 feet to a point on the southwest line of said Stormwater Easement; thence along said southwest line North 50°36'10" West 146.51 feet to a point on the north line of said Lot 1, being the south right-of-way line of SW Tualatin-Sherwood Road (49.00 feet from centerline); thence along said south right-of-way line along a curve to the left (said curve being non-tangent to the last described course) with a Radius of 4049.00 feet, a Delta of 01°30'14", a Length of 106.27 feet, and a Chord of South 89°05'19" East 106.27 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "AKS ENGR." at a Point of Tangency; thence continuing along said south right-of-way line South 89°50'26" East 246.35 feet to the Point of Beginning.

The above described tract contains 27,195 square feet, more or less.

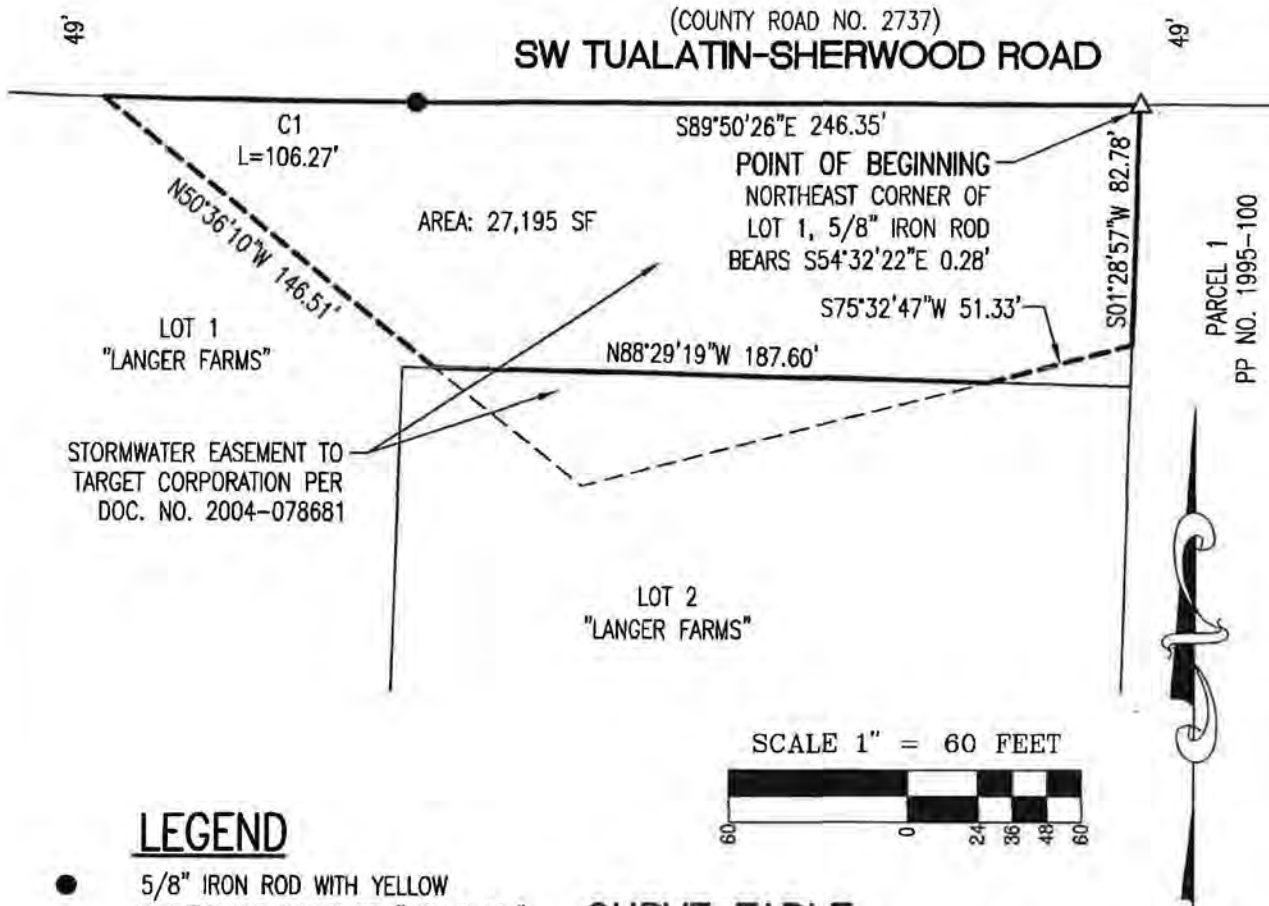


EXHIBIT B

PREPARED FOR:

LANGER GRAMOR, LLC.
19767 SW 72ND AVE, SUITE 100
TUALATIN, OR 97062

A PORTION OF LOT 1 OF THE PLAT "LANGER FARMS",
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



LEGEND

- 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR."
- △ MONUMENT AS NOTED
- PP NO. PARTITION PLAT NUMBER
- SF SQUARE FEET

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	4049.00'	01°30'14"	106.27'	S89°05'19"E 106.27'

02-17-14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/14

JOB NAME: LANGER

JOB NUMBER: 3048

DRAWN BY: JOH

CHECKED BY: RDR

DWG NO.: 3048 111413 EXB

AKS ENGINEERING AND FORESTRY, LLC
13910 SW GALBREATH DR
SUITE 100
SHERWOOD, OR 97140
PHONE: 503.925.8799
FAX: 503.925.8969

AKS

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FORESTRY · LANDSCAPE ARCHITECTURE