



00902823200600111860030034

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



Oregon-Washington Lumber Company

8320 NE Highway 99

Vancouver, Washington 98665

Grantor's Name and Address

ORWA SHERWOOD LLC

8320 NE Highway 99

Vancouver, Washington 98665

Grantee's Name and Address

Space reserved
for
Recorders use

Return to; &

Until requested otherwise, send all tax statements to (Name, Address, Zip.)

ORWA SHERWOOD LLC

8320 NE Highway 99

Vancouver, Washington 98665

BARGAIN AND SALE DEED - STATUTORY FORM

(Individual Grantor)

Oregon-Washington Lumber Company Grantor.

conveys to ORWA SHERWOOD LLC, Grantee,

the following real property situated in Washington County, Oregon, to-wit:

Sherwood Industrial Park, also known as 14890 SW Tualatin-Sherwood Road, Tualatin, Oregon, and Parcel No. 2S128C-00102, located at 2390 NE Oregon Street, Tualatin, Oregon. As more particularly described in Exhibit "A".

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The true consideration for this conveyance is \$ None. (Here, comply with the requirements of ORS 93.030.)

Change of identity. Grantor is sole member of Grantee.

DATED

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 EITHER 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

Oregon-Washington Lumber Company

Sandra K. Poslick

By: Sandra K. Poslick, President

STATE OF Washington)

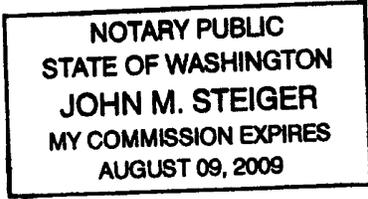
) ss.

County of Clark)

BE IT REMEMBERED, that on this 24th day of January, 2006, before me appeared Sandra K. Poslick both to me personally known, who being duly sworn, did say that he, the said Sandra K. Poslick is the President, of Oregon-Washington Lumber Company the within named Corporation, and that the said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

J. M. Steiger
Notary Public in and for
the State of Washington
Residing at Lake Oswego, OR
My Commission Expires 8-9-09



THIS SPACE RESERVED FOR SEAL

Exhibit "A"

Sherwood Industrial Park described as follows:

PARCEL I:

A tract of land in the Southeast quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington, State of Oregon, described as follows:

Beginning at the East quarter corner of Section 29, Township 2 South, Range 1 West, Willamette Meridian; thence West a distance of 637.9 feet to the Northeast corner of that tract of land conveyed to Keith Wright, et ux, by Deed as recorded of Page 632, of Book 544, of Washington County, Oregon Records; thence South along the East line of said Wright Tract a distance of 288.7 feet to the Southeast corner thereof; thence West along the South line of said Wright Tract and the Westerly extension thereof a distance of 1132.8 feet to an iron; thence South 5°28' East, a distance of 1268.3 feet to an iron; thence South 56°26' East a distance of 153.7 feet to an iron; thence South 42°23' East a distance of 454.9 feet to an iron on the Northerly line of a 60 foot right of way, of the Oregon and California Railroad; thence North 47°26' East along the Northerly line of a 60 foot right of way of the Oregon and California Railroad a distance of 1633.5 feet to a point on the East line of said Section 29; thence North 0°01' East along the East line of said Section 29, a distance of 846.1 feet to the place of beginning.

EXCEPTING THEREFROM that tract of land along the Northerly right of way of the Oregon and California Railroad conveyed to the Oregon and California Railroad by Deed as recorded on Page 212, Book 50 of said Deed Records, and that right of way conveyed to the Oregon-California Railway by Deed recorded in Book "W", Page 466, Miscellaneous Records.

FURTHER EXCEPTING THEREFROM that portion thereof conveyed to Schwan's Sales Enterprises, Inc., a Minnesota corporation by Deed recorded June 18, 1975 in Deed Book 1029, Page 32, Washington County Deed Records and described as follows:

A tract of land in Section 29, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, 120 feet by 363 feet more particularly described as:

Beginning at the East 1/4 corner of said Section 29, which is also in the center line of Edy Road (County Road 1070); thence South along the East line of said Section 29, 20 feet to the true point of beginning, which is also in the Southerly line of said Edy Road; thence West along the South line of Edy Road 120 feet; thence South, parallel with the East line of Section 29, a distance of 363 feet; thence Easterly, parallel with the South line of Edy Road 120 feet to the East line of Section 29; North along said East section line 363 feet to the true point of beginning.

LASTLY EXCEPTING THEREFROM that portion thereof taken for road right of way in Washington County Circuit Court Case No. CV90-1343CV, a copy of which was recorded August 14, 1992 as Recorder's Fee No. 92056842 and also recorded November 3, 1992 as Recorder's Fee No. 92078194.

PARCEL II:

A tract of land in the Southeast quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington, State of Oregon, described as follows:

Exhibit "A" continued

Beginning at a point in the center of SW Rock Creek Road at the Northeast corner of that tract conveyed to Joseph Simon by Deed recorded in Book 56, Page 367, Deed Records; said point of beginning being 1087.89 feet West of the East quarter corner of Section 29, Township 2 South, Range 1 West of the Willamette Meridian; thence South along the East line of said Simon Tract 288.7 feet to the Southeast corner thereof; thence East parallel with said SW Rock Creek Road, a distance of 450 feet; thence North parallel with the East line of said Simon Tract 288.7 feet to the center line of said road; thence West 450 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof taken for road right of way in Washington County Circuit Court Case No. CV90-1343CV, a copy of which was recorded August 14, 1992 as Recorder's Fee No. 92056842 and also recorded November 3, 1992 as Recorder's Fee No. 92078194.

PARCEL III (2390 NE Oregon Street):

Beginning at an iron rod on the West line of the Northeast quarter of the Southwest quarter of Section 28, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, at the Westerly Southwest corner of the tract of land conveyed to R.W. Berg, et ux, as described on Page 656 in Book 360, Washington County Deed Records, and which Westerly Southwest corner bears North 00°08'00" East 543.0 feet from the Southwest corner of said Northeast quarter of the Southwest quarter; thence North 00°08'00" East along said West line, 272.58 feet to an iron rod on the Northerly right-of-way line of the Bonneville Power Administration transmission line easement as described on page 271, In Book 388, said Deed Records; thence South 88°17'24" East along said Northerly right-of-way line, 292.12 feet to an Iron rod; thence South 00°08'00" West 282.02 feet to an iron rod; thence South 51°26'00" East 263.0 feet to the center of County Road No. 492, from which an iron rod bears North 51°26'00" West 20.0 feet; thence South 38°34'00" West in the center of said road 167.96 feet to the most Southerly corner of said Berg tract, from which an iron rod bears North 51°25'05" West 25.11 feet; thence North 51°25'05" West 507.71 feet to the place of beginning.

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Chicago Title Company of Oregon

STATUS OF RECORD TITLE REPORT

8585 SW Cascade Avenue, Suite 200, Beaverton, OR 97008
(503)646-4444 FAX: (503)469-4198

August 16, 2013

TO: ORWA Sherwood LLC
Attn: Jack Steiger
8320 NE Highway99
Vancouver, WA 98665

Title Number: 472513511822TO-CTOR
Regarding: 2S129D-00100
Property Address: 14816 SW Century Dr.
Sherwood, Oregon 97140
County: Washington
DATED AS OF: August 8, 2013, 08:00-AM

PROPERTY

We have searched our Tract Indices as to the following described real property:

Parcel I:

A tract of land in the Southeast quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington, State of Oregon, described as follows:

Beginning at the East quarter corner of Section 29, Township 2 South, Range 1 West, Willamette Meridian; thence West a distance of 637.9 feet to the Northeast corner of that tract of land conveyed to Keith Wright, et ux, by Deed as recorded of Page 632, of Book 544, of Washington County, Oregon Records; thence South along the East line of said Wright Tract a distance of 288.7 feet to the Southeast corner thereof; thence West along the South line of said Wright Tract and the Westerly extension thereof a distance of 1132.8 feet to an iron; thence South 5°28' East, a distance of 1268.3 feet to an iron; thence South 56°26' East a distance of 153.7 feet to an iron; thence South 42°23' East a distance of 454.9 feet to an iron on the Northerly line of a 60 foot right of way, of the Oregon and California Railroad; thence North 47°26' East along the Northerly line of a 60 foot right of way of the Oregon and California Railroad a distance of 1633.5 feet to a point on the East line of said Section 29; thence North 0°01' East along the East line of said Section 29, a distance of 846.1 feet to the place of beginning.

EXCEPTING THEREFROM that tract of land along the Northerly right of way of the Oregon and California Railroad conveyed to the Oregon and California Railroad by Deed as recorded on Page 212, Book 50 of said Deed Records, and that right of way conveyed to the Oregon-California Railway by Deed recorded in Book "W", Page 466, Miscellaneous Records.

FURTHER EXCEPTING THEREFROM that portion thereof conveyed to Schwan's Sales Enterprises, Inc., a Minnesota corporation by Deed recorded June 18, 1975 in Deed Book 1029, Page 32, Washington County Deed Records and described as follows:

A tract of land in Section 29, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, 120 feet by 363 feet more particularly described as:

Beginning at the East 1/4 corner of said Section 29, which is also in the center line of Edy Road (County Road 1070); thence South along the East line of said Section 29, 20 feet to the true point of beginning, which is also in the Southerly line of said Edy Road; thence West along the South line of Edy Road 120 feet; thence South,

STATUS OF RECORD TITLE REPORT

(Continued)

parallel with the East line of Section 29, a distance of 363 feet; thence Easterly, parallel with the South line of Edy Road 120 feet to the East line of Section 29; thence North along said East section line 363 feet to the true point of beginning.

AND FURTHER EXCEPTING THEREFROM that portion thereof taken for road right of way in Washington County Circuit Court Case No. CV90-1343CV, a copy of which was recorded August 14, 1992 as Recorder's Fee No- 92056842 and also recorded November 3, 1992 as Recorder's Fee No 92078194.

ALSO FURTHER EXCEPTING THEREFROM that portion described in Right-of-Way Dedication Deed, to the City of Sherwood, recorded August 3, 2005, as Document No.: 2005-091588 and that portion described in Right-of-Way Dedication Deed, to the City of Sherwood, recorded June 3, 2008, as Document No.: 2008-050077.

Parcel II:

A tract of land in the Southeast quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington, State of Oregon, described as follows:

Beginning at a point in the center of SW Rock Creek Road at the Northeast corner of that tract conveyed to Joseph Simon by Deed recorded in Book 56, Page 367, Deed Records; said point of beginning being 1087.89 feet West of the East quarter corner of Section 29, Township 2 South, Range 1 West of the Willamette Meridian; thence South along the East line of said Simon Tract 288.7 feet to the Southeast corner thereof; thence East parallel with said SW Rock Creek Road, a distance of 450 feet; thence North parallel with the East line of said Simon Tract 288.7 feet to the center line of said road; thence West 450 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof taken for road right of way in Washington County Circuit Court Case No. CV90-1343CV, a copy of which was recorded August 14, 1992 as Recorder's Fee No. 92056842 and also recorded November 3, 1992 as Recorder's Fee No. 92078194.

FURTHER EXCEPTING THEREFROM that portion described in Right-of-Way Dedication Deed, to the City of Sherwood, recorded August 3, 2005, as Document No.: 2005-091588 and that portion described in Right-of-Way Dedication Deed, to the City of Sherwood, recorded June 3, 2008, as Document No.: 2008-050077.

VESTING

ORWA SHERWOOD, LLC, an Oregon limited liability company

RECORDED INFORMATION

Said property is subject to the following on record matter(s):

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2013-2014.
2. City Liens, if any, in favor of the City of Sherwood.
3. Rights of the public in and to any portion of the Land lying within the limits of roads and highways.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission lines and appurtenants
Recording Date: March 27, 1957
Recording No: Book 392, page 302

STATUS OF RECORD TITLE REPORT

(Continued)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Utilities lines and appurtenants
Recording Date: January 9, 1959
Recording No: Book 413, page 291

Re-Recording Date: January 9, 1959
Re-Recording No: Book 413, page 374

6. A mortgage to secure an indebtedness as shown below

Amount: \$92,450.28, plus possible additional amounts
Dated: October 1, 1975
Mortgagor: Oregon-Washington Lumber Company
Mortgagee: Milton O. Brown and Donald E. Kettleberg
Loan No.: Not disclosed
Recording Date: December 12, 1975
Recording No: Book 1058, page 728

We find no recorded Satisfaction in the recording records of Washington County.

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Sherwood
Purpose: Sewer
Recording Date: March 1, 1982
Recording No: 82-004921

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Washington County
Purpose: Drainage & slopes
Recording Date: August 14, 1992
Recording No: 92-056842

9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 5, 2004
Recording No: 2004-034479

10. Restrictive Covenants regarding restrict direct motor vehicle access, imposed by instrument

Recording Date: August 3, 2005
Recording No: 2005-091589

Reference is hereby made to said document for full particulars.

STATUS OF RECORD TITLE REPORT

(Continued)

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Storm drainage and utilities
Recording Date: October 24, 2007
Recording No: 2007-112939

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Permanent public stormwater
Recording Date: June 3, 2008
Recording No: 2008-050072

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Permanent water quality facility
Recording Date: June 3, 2008
Recording No: 2008-050073

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Permanent sanitary easement
Recording Date: June 3, 2008
Recording No: 2008-050074

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Temporary Cul De Sac
Recording Date: June 3, 2008
Recording No: 2008-050075

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Public utilities
Recording Date: June 3, 2008
Recording No: 2008-050076

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Sherwood
Purpose: Public access and appurtenants
Recording Date: August 10, 2010
Recording No: 2010-061183

ADDITIONAL REQUIREMENTS/NOTES:

STATUS OF RECORD TITLE REPORT

(Continued)

- a. Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2012-2013
Amount: \$18,629.79
Levy Code: 088-10
Account No.: R548090
Map No.: 2S129D 00100

The Washington County Assessor's Office has advised us of new Tax Account and Parcel Numbers for the 2013-2014 tax year, they are as follows:

Account No.: R548090
Map No.: 2S129D 00150

Account No.: R2182490
Map No.: 2S129D 00151

See our map for location

THIS REPORT IS TO BE UTILIZED FOR INFORMATION ONLY.

Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require payment in an amount equivalent to applicable title insurance premium as required by the rating schedule on file with the Oregon Insurance Division.

The liability for Chicago Title Company of Oregon is limited to the addressee and shall not exceed the \$350.00 paid hereunder.

Chicago Title Company of Oregon

Kevin Kimball
kevin.kimball@titlegroup.fntg.com