



PROPERTY INFORMATION REPORT

Date: September 18, 2020

File No.: 20-304385

Property: R558006 and R558042, SW Tonquin Road, Sherwood, OR 97140

Michael Janusek
720 SW Washington Street, Suite 750
Portland, OR 97205

Your Reference:

The information contained in this report is furnished by WFG National Title Insurance Company (the "Company") as an information service based on the records and the indices maintained by the Company for the county identified below. This report does not constitute title insurance and is not to be construed or used as a commitment for title insurance. The Company assumes and shall have no liability whatsoever for any errors or inaccuracies in this report. In the event any such liability is ever asserted or enforced, such liability shall in no event exceed the paid herein. No examination has been made of the Company's records, other than as specifically set forth in this report.

The effective date of this report is September 3, 2020

REPORT FINDINGS

A. The land referred to in this report is located in the county of Washington State of Oregon, and is described as follows:

See Attached Exhibit "A"

B. As of the Effective Date and according to the last deed of record, we find the title to the land to be vested as follows:

Woodburn Industrial Capital Group, LLC, an Oregon limited liability company

C. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Mineral Reservation, other than col or iron, including terms and provisions thereof:
 - Reserved by : Oregon and California Railroad Company, an Oregon corporation
 - Recorded : December 22, 1988
 - Recording No(s) : [\(book\) Z \(page\) 311](#)
 - (Affects Parcel II)
3. Easement, including the terms and provisions thereof:
 - For : Electric Power Transmission and appurtenances
 - Granted to : Portland General Electric Company, an Oregon Corporation
 - Recorded : July 9, 1959
 - Recording no(s) : [\(book\) 419 \(page\) 725](#)
 - Affects : along the northeasterly line of County Road 1260
(aka Tonquin Road) - Affects Parcel I

4. Easement, including the terms and provisions thereof:

For	:	Slope and public utilities
Granted to	:	Washington County, a political subdivision of the State of Oregon
Recorded	:	October 7, 2002
Recording No(s)	:	2002-116985
Affects	:	a portion along SW Tonquin Road - see document for location, affecting Parcel I

5. 2020-2021 taxes, a lien not yet due and payable.

LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:

- [Assessor's Map](#)
- Taxes [R558042](#) - Parcel I
- Taxes [R558006](#) - Parcel II
- Deed [Book 804 page 898](#) and adjoiner North of TL 100
- Dedication Deed [2002-116985](#)
- Adjoiner Deed [2S13300 00401](#)
- Adjoiner Deed [2S13300 00600](#)
- Adjoiner Deed [2S1300-00200 and 00201](#)
- Adjoiner Deed [2S13300 00402](#)

END OF EXCEPTIONS

NOTE: The Oregon Corporation Commission disclosed that [Woodburn Industrial Capital Group, LLC](#), is an active Oregon limited liability company:

Filed	:	January 26, 2005
Member	:	Alan W. Aplin
Member	:	Tim J. Kerr
Member	:	Brent Kerr
Registered Agent	:	Brent Kerr

NOTE: Taxes paid in full for 2019 -2020:

Levied Amount	:	\$2,243.76
Property ID No.	:	R558042
Levy Code	:	088.13
Map Tax Lot No.	:	2S133BB-00100

(Affects Parcel I)

NOTE: Taxes paid in full for 2019-2020:

Levied Amount	:	\$4,189.44
Property ID No.	:	R558006
Levy Code	:	088.13
Map Tax Lot No.	:	2S13300-0400

(Affects Parcel II)

NOTE: Easement Agreement for ingress and egress over Parcel I for the benefit of Parcel II, recorded September 17, 1975, in [Book 1044 page 547](#), has merged with same ownership.

END OF REPORT

Diane Brokke
 WFG National Title Insurance Company
 12909 SW 68th Pkwy., Suite 350
 Portland, OR 97223
 Phone: **(503) 431-8504**
 Fax: **(503) 684-2978**
 Email: **dbrokke@wfgnationaltitle.com**

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I:

All of that certain tract of land in the Northwest one-quarter of the Northwest one-quarter of Section 33, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, lying Easterly and Northerly of the center line of County Road No. 1260, also known as S.W. Tonquin Road.

EXCEPTING THEREFROM that portion dedicated to the public recorded January 26, 1971 in Book 804, page 898, Records of Washington County, Oregon.

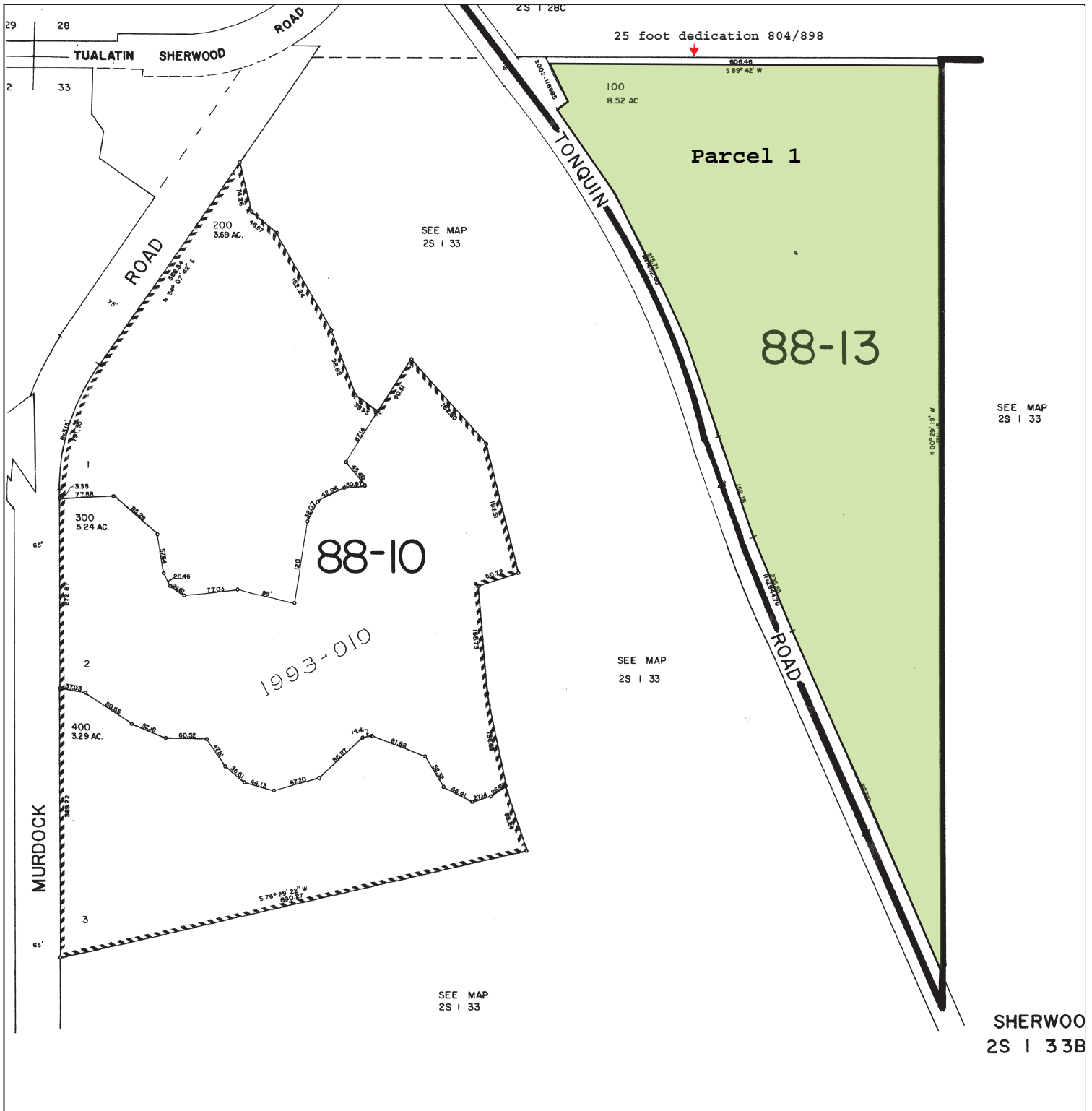
FURTHER EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon for public roadway by Dedication Deed recorded October 7, 2002, Recording No. 2002-116985.

PARCEL II:

The South one-half of the Northeast one-quarter of the Northwest one-quarter of Section 33, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon.



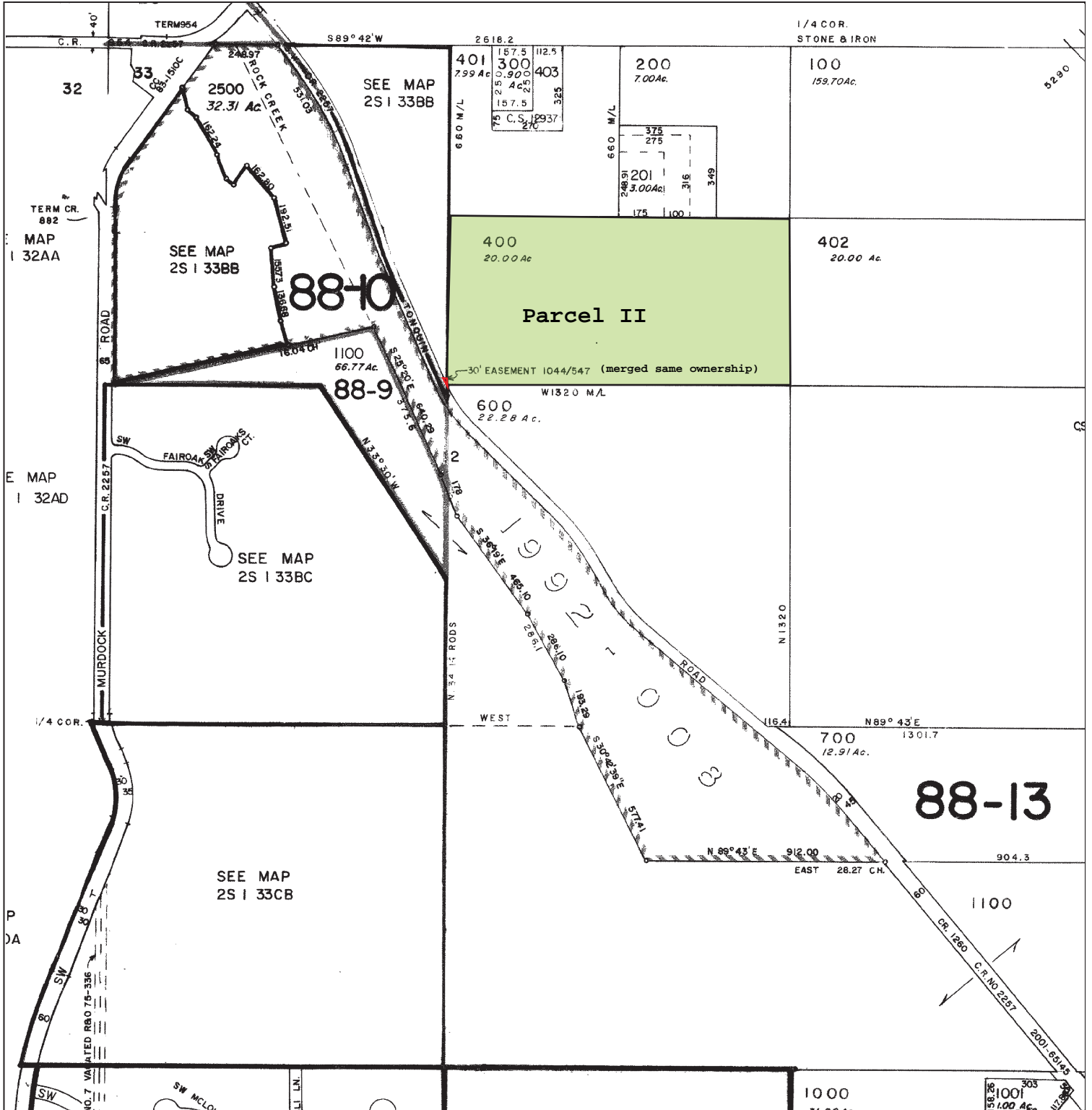
Parcel # : R0558042/ 2S133BB 00100



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.



Parcel # : R0558006/ 2S13300 00400



This map is a copy of public record and is provided solely for informational purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

WFG Title 17-105687 Comm

File No.: 17-105687

Grantor
Stiller Marital Trust and SHERWOOD 20A, LLC
Grantee
WOODBURN INDUSTRIAL CAPITAL GROUP 395 Shenandoah Lane Woodburn, OR 97071
After recording return to
WOODBURN INDUSTRIAL CAPITAL GROUP 395 Shenandoah Lane Woodburn, OR 97071
Until requested, all tax statements shall be sent to
WOODBURN INDUSTRIAL CAPITAL GROUP, LLC 395 Shenandoah Lane Woodburn, OR 97071
Tax Acct No(s): R558006

Washington County, Oregon **2017-083748**
D-DW **10/23/2017 01:40:55 PM**
 SIn=0 A STROM
 \$25.00 \$11.00 \$5.00 \$20.00 \$900.00 **\$961.00**

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

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

John T Strohecker, Successor Trustee of the Stiller Marital Trust and SHERWOOD 20A, LLC, an Oregon limited liability company, Grantor(s) convey and warrant to **WOODBURN INDUSTRIAL CAPITAL GROUP, LLC**, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$900,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 20 day of October, 2017

Stiller Marital Trust

By: [Signature]
Name: John T. Stoecker
Its: Successor Trustee

SHERWOOD 20A, LLC, an Oregon limited liability company

By: _____
Name: Roxce Stavney
Its: Manager

STATE OF Oregon
COUNTY OF Multnomah

This instrument was acknowledged before me this 20th day of October, 2017 by John T Stoecker, as Successor Trustee, of Stiller Marital Trust, on behalf of the Trust.

[Signature]
Print Name: Karen Hagele Duns
Notary Public for the State of: Oregon
My Commission Expires: 1/18/20



STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of October, 2017 by , as , of SHERWOOD 20A, LLC, an Oregon limited liability company, on behalf of the company.

Print Name:
Notary Public for the State of:
My Commission Expires:

Executed this 20th day of October, 2017

Stiller Marital Trust

By: _____
Name: John T Strohecker
Its: Successor Trustee

SHERWOOD 20A, LLC, an Oregon limited liability company

By: Roxce Stavney
Name: Roxce Stavney
Its: Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me this _____ day of October, 2017 by John T Stohecker, as Successor Trustee, of Stiller Marital Trust, on behalf of the Trust.

Print Name:
Notary Public for the State of:
My Commission Expires:

STATE OF Oregon
COUNTY OF Lincoln

This instrument was acknowledged before me this 20th day of October, 2017 by , as , of SHERWOOD 20A, LLC, an Oregon limited liability company, on behalf of the company.

Roxce Stavney
as Manager

Diane C. Dupont
Print Name: Diane C. Dupont
Notary Public for the State of: Oregon
My Commission Expires: 10-23-18



EXHIBIT "A"
LEGAL DESCRIPTION

The South one-half of the Northeast one-quarter of the Northwest one-quarter of Section 33, Township 2 South, Range 1 West, of the Willamette Meridian, in the County of Washington and State of Oregon.

TOGETHER with Easement for Ingress and egress recorded September 17, 1975 in Book 1044, page 547, Records of Washington County Oregon.

EXHIBIT "B"
Exceptions

1. Mineral Reservation, other than col or iron, including terms and provisions thereof:
 - Reserved by : Oregon and California Railroad Company, an Oregon corporation
 - Recorded : December 22, 1988
 - Recording No(s) : (book) Z (page) 311

2. Terms and provisions of Easement Agreement, subject to Maintenance rights per ORS 105.175 statue:
 - For : ingress and egress
 - Granted to : Frank F. and Edna May Stiller and Charles O. and Reval L. Stiller, known as Stiller Bros.
 - Recorded : September 17, 1975
 - Recording No(s) : (book) 1044 (page) 547
 - Affects : appurtenant rights insured herein

WFG Title 17-115013 comm

File No.: 17-115013

Grantor
The Estate of Arthur Raymond Bridges
Grantee
WOODBURN INDUSTRIAL CAPITAL GROUP PO Box 1060 Woodburn, OR 97071
After recording return to
WOODBURN INDUSTRIAL CAPITAL GROUP PO Box 1060 Woodburn, OR 97071
Until requested, all tax statements shall be sent to
WOODBURN INDUSTRIAL CAPITAL GROUP PO Box 1060 Woodburn, OR 97071
Tax Acct No(s): R558042

Washington County, Oregon **2017-083736**
D-DPR
Stn=0 A STROM **10/23/2017 01:26:59 PM**
\$10.00 \$11.00 \$5.00 \$20.00 \$600.00 **\$646.00**

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

Reserved for Recorder's Use

PERSONAL REPRESENTATIVE DEED

Billy D. Barnes, Personal Representative of the Estate of Arthur Raymond Bridges, Washington County Circuit Court Case No. 17PB04176, Grantor, conveys to **WOODBURN INDUSTRIAL CAPITAL GROUP, LLC, an Oregon limited liability company**, Grantee, the following real property described in the attached Exhibit A.

The true consideration for this conveyance is **\$600,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 18 day of October, 2017

The Estate of Arthur Raymond Bridges, Washington County Circuit Court Case No. 17PB04176

By: [Signature]
Name: Billy D. Barnes
Its: Personal Representative

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me this 18 day of October, 2017 by Billy D. Barnes, as Personal Representative of The Estate of Arthur Raymond Bridges, Washington County Circuit Court Case No. 17PB04176, on behalf of the Estate.

[Signature]
Print Name: Jeffrey Scott Prairie
Notary Public for the State of: ARIZONA
My Commission Expires: 11-30-2019



EXHIBIT "A"
LEGAL DESCRIPTION

All of that certain tract of land in the Northwest one-quarter of the Northwest one-quarter of Section 33, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, lying Easterly and Northerly of the center line of County Road No. 1260, also known as S.W. Tonquin Road.

EXCEPTING THEREFROM that portion dedicated to the public recorded January 26, 1971 in Book 804, page 898, Records of Washington County, Oregon.

FURTHER EXCEPTING THEREFROM that portion conveyed to Washington County, a political subdivision of the State of Oregon for public roadway by Dedication Deed recorded October 7, 2002, Recording No. 2002-116985.