

WFG Title 21-177825 COMM

File No.: 21-177825

Grantor
WFG Investments, LLC, an Idaho limited liability company and the Grabowski Family Trust dated August 13, 1993
Grantee
JBMAC Ventures, LLC, an Oregon limited liability company 19435 SW 129th Avenue Tualatin, OR 97062
After recording return to
JBMAC Ventures, LLC, an Oregon limited liability company 19435 SW 129th Avenue Tualatin, OR 97062
Until requested, all tax statements shall be sent to
JBMAC Ventures, LLC, an Oregon limited liability company 19435 SW 129th Avenue Tualatin, OR 97062 Tax Acct No(s): 2S129DC-00500, R548161, R2118788, R2118789

Washington County, Oregon	2021-075182
D-DW	07/02/2021 12:26:27 PM
Stn=2 S AKINS	
\$30.00 \$11.00 \$5.00 \$60.00 \$1,600.00	\$1,706.00
I, Joe Nelson, Interim 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.	
Joe Nelson, Interim Director of Assessment and Taxation, Ex-Officio	

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

WFG Investments, LLC, an Idaho limited liability company and Robert C. Grabowski and Barbara G. Grabowski, as Trustees of The Grabowski Family Trust, as tenants in common, as to Parcel I Robert C. Grabowski and Barbara G. Grabowski, Trustees of the Grabowski Family Trust, dated August 13, 1993, as to Parcel II, Grantor(s) convey and warrant to JBMAC Ventures, 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 **\$1,600,000.00**. (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 30 day of June, 2021

WFG Investments, LLC, an Idaho limited liability company

By: [Signature]
Name: William F. Gallagher
Its: Managing Member

By: [Signature]
Name: Carol Gallagher
Its: Managing Member

the Grabowski Family Trust dated August 13, 1993

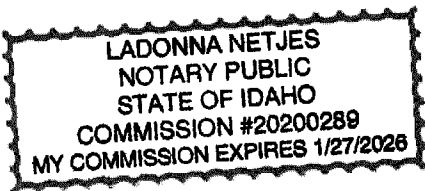
By: _____
Name: Robert C. Grabowski
Its: Trustee

By: _____
Name: Barbara G. Grabowski
Its: Trustee

STATE OF ~~OREGON~~ ^{Idaho}
COUNTY OF Ada

This instrument was acknowledged before me this 30 day of June, 2021 by William F. Gallagher and Carol Gallagher as Managing Members of William F. GallagherWFG Investments, LLC, an Idaho limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public for Oregon
My Commission Expires: 1-27-2026



STATE OF OREGON
COUNTY OF _____

This instrument was acknowledged before me this _____ day of June, 2021 by Robert C. Grabowski, as Trustee, and Barbara G. Grabowski, as Trustee, of the Grabowski Family Trust dated August 13, 1993, on behalf of the Trust.

Notary Public for Oregon
My Commission Expires: _____

Executed this _____ day of June, 2021

WFG Investments, LLC, an Idaho limited liability company

By: _____
Name: William F. Gallagher
Its: Managing Member

By: _____
Name: Carol Gallagher
Its: Managing Member

the Grabowski Family Trust dated August 13, 1993

By: RCG
Name: Robert C. Grabowski
Its: Trustee

By: Barbara G. Grabowski
Name: Barbara G. Grabowski
Its: Trustee

STATE OF OREGON
COUNTY OF _____

This instrument was acknowledged before me this _____ day of June, 2021 by William F. Gallagher and Carol Gallagher as Managing Members of William F. GallagherWFG Investments, LLC, an Idaho limited liability company, on behalf of the limited liability company

Notary Public for Oregon
My Commission Expires: _____

STATE OF ~~OREGON~~ Idaho
COUNTY OF Blaine

This instrument was acknowledged before me this 30th day of June, 2021 by Robert C. Grabowski, as Trustee, and Barbara G. Grabowski, as Trustee, of the Grabowski Family Trust dated August 13, 1993, on behalf of the Trust.

Vaelene K. Bryant
Notary Public for ~~Oregon~~ Idaho
My Commission Expires: 08/10/2021

VAELEN K BRYANT
Notary Public - State of Idaho
Commission Number 54613
My Commission Expires 08-10-2021

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land situated in the Southeast one-quarter of Section 29, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Sherwood, County of Washington and State of Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the Southeast one-quarter of said Section 29; thence North 89°59'00" East, along the South line of said Southeast one-quarter of Section 29, a distance of 1726.21 feet to the Southerly extension of the West line of that parcel conveyed to Frontier Leather Company by document recorded in Book 467, page 108, Washington County Deed Records; thence North 00°01'00" West along said West line and the Southerly extension thereof, a distance of 347.41 feet to the Southwest corner of that parcel conveyed to Transpacific International, Inc. by document recorded as Fee No. 96082349, Washington County Deed Records; thence North 89°59'00" East, along the South line thereof, a distance of 350.00 feet to the Southeast corner thereof; thence North 00°01'00" West along the East line thereof a distance of 400.00 feet to the Northeast corner thereof; thence South 89°59'00" West along the North line thereof a distance of 225.00 feet to an angle point therein; thence South 44°59'00" West continuing along said North line a distance of 176.78 feet to a point on the West line of the aforementioned Frontier Leather Company parcel and the true point of beginning; thence South 00°01'00" East along said West line a distance of 168.36 feet; thence South 48°52'28" West a distance of 426.44 feet; thence North 42°10'49" West a distance of 295.85 feet to the Southeasterly right-of-way line of the Southern Pacific Railroad, said point being 45.00 feet from, when measured at right angles to, the center line of said railroad; thence North 47°49'15" East along said Southeasterly right-of-way line a distance of 396.92 feet to an angle point therein; thence North 42°10'45" West continuing along said Southeasterly right-of-way line a distance of 15.00 feet; thence North 47°49'15" East continuing along said Southeasterly right-of-way line a distance of 318.04 feet to the Northwest corner of the aforementioned Frontier Leather Company parcel; thence South 00°01'00" East along said West line a distance of 261.58 feet to the true point of beginning.

PARCEL II:

Parcel 1 and 2, PARTITION PLAT NO. 2003-030, in the City of Sherwood, County of Washington and State of Oregon.

TOGETHER WITH non-exclusive easement for ingress and egress as described in Access Easement and Joint Maintenance Agreement recorded July 15, 2010, Recording No. 2010-053595.

EXHIBIT "B"
Exceptions

1. Possible Easement as disclosed by instrument, including the terms and provisions thereof:
For : Electric Transmission lines, and appurtenances with rights to "danger trees"
Granted to : Portland General Electric Company, an Oregon Corporation
Recorded : June 12, 1959
Recording No(s) : (book) 418 (page) 678
Affects : the East 12.5 feet of premises as disclosed by DRG EB 4071 attached to document.

2. Terms and provisions of Permanent Easement Agreement:
For : Underground sewer line and permitted waste and maintenance responsibilities
Between : Linke Enterprises of Oregon, Inc., an Oregon corporation
formerly known as Frontier Leather Company, Inc
And : Transpacific International, Inc., an Oregon corporation
Recorded : August 8, 1995
Recording No(s) : 95055118
Affects : appurtenant rights over property lying East of Parcel 1 Partition Plat No. 2003-030

3. Prospective Purchase Agreement, including the terms and provisions thereof with ground water restrictions, land use restrictions and Easement for right of entry:
Between : Oregon Department of Environmental Quality
And : Pacific III, LLC
Recorded : March 19, 2002
Recording No. : 2002-032053

As amended or modified by Easement and Equitable Servitude, including the terms and provisions thereof:

Recorded : April 3, 2008
Recording No. : 2008-029679

4. Effect, if any of Declaration of Private Access and Utility Easement, including the terms and provisions thereof:
Recorded : September 24, 2002
Recording No(s) : 2002-111387
Affects : Parcel 1 Partition Plat No. 2003-030 - also delineated on the Partition plat.

NOTE: When property becomes under one ownership, the above easement would merge.

5. Effect if any, of Declaration of Private Access and Utility Easement, including the terms and provisions thereof:
Recorded : September 24, 2002
Recording No(s) : 2002-111388
Affects : Parcel 2, Partition Plat No. 2003-030 - also delineated on the partition plat.

NOTE: When property becomes under one ownership, the above easement would merge.

6. **Access Easement and Maintenance Agreement, including the terms and provisions thereof:**
 For : reciprocal easement to be used for ingress, egress and utility purposes
 To : owner of Tax Lot 600 in the Southeast quarter of Section 29 T2S, R1W and the general public at large
 Recorded : July 15, 2010
 Recording No(s) : 2010-053593
 (Affects Parcel 1, Partition Plat 2003-30 see document for location for the benefit of 2S129D-00600)

7. **Access Easement and Maintenance Agreement, including the terms and provisions thereof:**
 For : reciprocal easement to be used for ingress, egress and utility purposes
 To : Owner of Tax Lot 602 in the Southeast quarter of Section 29 T2S R1W and the general public at large
 Recorded : July 15, 2010
 Recording No(s) : 2010-053594
 (Affects Parcel I, Partition Plat No. 2003-030 for the benefit of 2S129D 0602)

8. **Terms and provisions of Access Easement and Joint Maintenance Agreement::**
 For : ingress and egress
 Between : Sherwood Oaks Care Facility, LLC, an Oregon limited liability company
 And : Pacific III, LLC, an Oregon limited liability company and general public at large
 Recorded : July 15, 2010
 Recording No(s) : 2010-053595

9. 2021/2022 real property taxes a lien due but not yet payable



PROPERTY INFORMATION REPORT

Date: May 4, 2022

File No.: 22-384649
Property: 14843 SW Oregon Street, Sherwood, OR 97140

Your Reference:

REPORT FEE: \$350.00

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 April 27, 2022

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:

JBMAC Ventures, 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. Possible Easement as disclosed by instrument, including the terms and provisions thereof:
 - For : Electric Transmission lines, and appurtenances with rights to "danger trees"
 - Granted to : Portland General Electric Company, an Oregon Corporation
 - Recorded : June 12, 1959
 - Recording No(s) : [\(book\) 418 \(page\) 678](#)
 - Affects : the East 12.5 feet of premises as disclosed by DRG EB 4071 attached to document.

2. Terms and provisions of Permanent Easement Agreement::
 - For : Underground sewer line and permitted waste and maintenance responsibilities
 - Between : Linke Enterprises of Oregon, Inc., an Oregon corporation formerly known as Frontier Leather Company, Inc
 - And : Transpacific International, Inc., an Oregon corporation
 - Recorded : August 8, 1995
 - Recording No(s). : [95055118](#)
 - Affects : appurtenant rights over property lying East of Parcel 1 Partition Plat No. 2003-030

3. Prospective Purchase Agreement, including the terms and provisions thereof with ground water restrictions, land use restrictions and Easement for right of entry:

Between : Oregon Department of Environmental Quality
And : Pacific III, LLC
Recorded : March 19, 2002
Recording No. : [2002-032053](#)

As amended or modified by Easement and Equitable Servitude, including the terms and provisions thereof:

Recorded : April 3, 2008
Recording No. : [2008-029679](#)

4. Effect, if any of Declaration of Private Access and Utility Easement, including the terms and provisions thereof:

Recorded : September 24, 2002
Recording No(s) : [2002-111387](#)
Affects : Parcel 1 Partition Plat No. 2003-030 - also delineated on the Partition plat.

NOTE: When property becomes under one ownership, the above easement would merge.

5. Effect if any, of Declaration of Private Access and Utility Easement, including the terms and provisions thereof:

Recorded : September 24, 2002
Recording No(s) : [2002-111388](#)
Affects : Parcel 2, Partition Plat No. 2003-030 - also delineated on the partition plat.

NOTE: When property becomes under one ownership, the above easement would merge.

6. Access Easement and Maintenance Agreement, including the terms and provisions thereof:

For : reciprocal easement to be used for ingress, egress and utility purposes
To : owner of Tax Lot 600 in the Southeast quarter of Section 29 T2S, R1W and the general public at large
Recorded : July 15, 2010
Recording No(s) : [2010-053593](#)
(Affects Parcel 1, Partition Plat 2003-30 see document for location for the benefit of 2S129D-00600)

7. Access Easement and Maintenance Agreement, including the terms and provisions thereof:

For : reciprocal easement to be used for ingress, egress and utility purposes
To : Owner of Tax Lot 602 in the Southeast quarter of Section 29 T2S R1W and the general public at large
Recorded : July 15, 2010
Recording No(s) : [2010-053594](#)
(Affects Parcel I, Partition Plat No. 2003-030 for the benefit of 2S129D 0602)

8. Terms and provisions of Access Easement and Joint Maintenance Agreement::

For : ingress and egress
Between : Sherwood Oaks Care Facility, LLC, an Oregon limited liability company
And : Pacific III, LLC, an Oregon limited liability company and general public at large
Recorded : July 15, 2010
Recording No(s) : [2010-053595](#)

9. City liens, if any, of the City of Sherwood.

10. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : JBMAC Ventures LLC
Trustee : Moran P. Kevin and at Law Attorney
Beneficiary : Heritage Bank
Dated : June 28, 2021
Recorded : July 2, 2021
Recording No(s) : [2021-075183](#)
Amount : \$800,000.00

END OF EXCEPTIONS

NOTE: Taxes paid in full for 2021 -2022

Levied Amount : \$8,349.14
Property ID No. : [R548161](#)
Levy Code : 088.52
Map Tax Lot No. : 2S129DC-00500
Affects Tax Lot 500, being Parcel I

NOTE: Taxes paid in full for 2021 -2022

Levied Amount : \$6,428.18
Property ID No. : [R2118788](#)
Levy Code : 088.52
Map Tax Lot No. : 2S129DC00600
Affects Tax Lot 600, being part of Parcel II

NOTE: Taxes paid in full for 2021 -2022

Levied Amount : \$2,398.56
Property ID No. : [R2118789](#)
Levy Code : 088.52
Map Tax Lot No. : 2S129DC00700
Affects Tax Lot 700, being part of Parcel II

NOTE: We find NO judgments or Federal Tax Liens against the name(s) of JBMAC Ventures LLC.

NOTE: Links for additional supporting documents:

- [Vesting Deed](#)
- [Assessor map](#)
- [Partition Plat 2003-030](#)
- [Aerial map](#)

END OF REPORT

Tammera Appel
WFG National Title Insurance Company
12909 SW 68th Pkwy., Suite 350
Portland, OR 97223
Phone:
Fax:
Email: tappel@wfgnationaltitle.com

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I:

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Commencing at the Southwest corner of the Southeast one-quarter of said Section 29; thence North 89°59'00" East, along the South line of said Southeast one-quarter of Section 29, a distance of 1726.21 feet to the Southerly extension of the West line of that parcel conveyed to Frontier Leather Company by document recorded in Book 467, page 108, Washington County Deed Records; thence North 00°01'00" West along said West line and the Southerly extension thereof, a distance of 347.41 feet to the Southwest corner of that parcel conveyed to Transpacific International, Inc. by document recorded as Fee No. 96082349, Washington County Deed Records; thence North 89°59'00" East, along the South line thereof, a distance of 350.00 feet to the Southeast corner thereof; thence North 00°01'00" West along the East line thereof a distance of 400.00 feet to the Northeast corner thereof; thence South 89°59'00" West along the North line thereof a distance of 225.00 feet to an angle point therein; thence South 44°59'00" West continuing along said North line a distance of 176.78 feet to a point on the West line of the aforementioned Frontier Leather Company parcel and the true point of beginning; thence South 00°01'00" East along said West line a distance of 168.36 feet; thence South 48°52'28" West a distance of 426.44 feet; thence North 42°10'49" West a distance of 295.85 feet to the Southeasterly right-of-way line of the Southern Pacific Railroad, said point being 45.00 feet from, when measured at right angles to, the center line of said railroad; thence North 47°49'15" East along said Southeasterly right-of-way line a distance of 396.92 feet to an angle point therein; thence North 42°10'45" West continuing along said Southeasterly right-of-way line a distance of 15.00 feet; thence North 47°49'15" East continuing along said Southeasterly right-of-way line a distance of 318.04 feet to the Northwest corner of the aforementioned Frontier Leather Company parcel; thence South 00°01'00" East along said West line a distance of 261.58 feet to the true point of beginning.

PARCEL II:

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TOGETHER WITH non-exclusive easement for ingress and egress as described in Access Easement and Joint Maintenance Agreement recorded July 15, 2010, Recording No. 2010-053595.