
Parcel ID:M2133837
Site Address:17890 SW Brookman Rd Sherwood OR 97140
Owner:Allen, Alice Jean
Mail Addr:17890 SW Brookman Rd Sherwood OR 97140
Assessed Value:\$51,730.00
Sale Dt:
Sale Price:
Zoning:Washington Co.-AF-5 - Agriculture And Forestry
Legal:MFD STRUCT, MS SERIAL GOOR23N28318AB, LABEL #258199, PERSONAL MS

Tax Acct:3S106B000500
Acreage:7.93 Acres
Lot SqFt:345,352 SqFt
Bldg SqFt:1,836 SqFt
Year Built:2004
Beds:3
Baths:2

Parcel ID:R586137
Site Address:17495 SW Brookman Rd Sherwood OR 97140
Owner:Middlebrook Hoa
Mail Addr:PO Box 61426 Vancouver WA 98666
Assessed Value:\$568,170.00
Sale Dt:09/29/2021
Sale Price:
Zoning:Sherwood-MDRL - Medium Density Residential Low
Legal:ACRES 13.50

Tax Acct:3S1060000103
Acreage:13.50 Acres
Lot SqFt:588,060 SqFt
Bldg SqFt:2,414 SqFt
Year Built:1975
Beds:4
Baths:3

Parcel ID:R586146
Site Address:17433 SW Brookman Rd Sherwood OR 97140
Owner:Scott, Linda R
Scott, Richard L
Mail Addr:17433 SW Brookman Rd Sherwood OR 97140
Assessed Value:\$305,810.00
Sale Dt:08/02/2010
Sale Price:
Zoning:Sherwood-MDRL - Medium Density Residential Low
Legal:ACRES 10.47, POTENTIAL ADD'L TAX LIABILITY

Tax Acct:3S1060000104
Acreage:10.47 Acres
Lot SqFt:456,073 SqFt
Bldg SqFt:1,958 SqFt
Year Built:1976
Beds:3
Baths:2

Parcel ID:R586182
Site Address:17400 SW Brookman Rd Sherwood OR 97140
Owner:Lapp, Philip W
Lapp, Nancy O
Mail Addr:17400 SW Brookman Rd Sherwood OR 97140
Assessed Value:\$469,760.00
Sale Dt:07/12/2002
Sale Price:
Zoning:Washington Co.-AF-20 - Agriculture And Forestry
Legal:ACRES 54.28, POTENTIAL ADD'L TAX LIABILITY

Tax Acct:3S1060000200
Acreage:54.28 Acres
Lot SqFt:2,364,437 SqFt
Bldg SqFt:3,612 SqFt
Year Built:1916
Beds:3
Baths:2

Parcel ID:R586431
Site Address:17601 SW Brookman Rd Sherwood OR 97140
Owner:Brookman Development LLC
Mail Addr:PO Box 61426 Vancouver WA 98666
Assessed Value:\$2,581,400.00
Sale Dt:06/16/2017
Sale Price:\$3,075,612.00
Zoning:Sherwood-MDRH - Medium Density Residential High
Legal:ACRES 24.21

Tax Acct:3S106B000100
Acreage:24.21 Acres
Lot SqFt:1,054,588 SqFt
Bldg SqFt:2,259 SqFt
Year Built:1925
Beds:2
Baths:1

Parcel ID:R586468
Site Address:17769 SW Brookman Rd Sherwood OR 97140
Owner:Boyd, George W Rev Living Trust & Brewer,
Carleen H Rev Living Trust
Mail Addr:PO Box 85 Tualatin OR 97062
Assessed Value:\$164,060.00
Sale Dt:04/07/2010
Sale Price:
Zoning:Sherwood-MDRL - Medium Density Residential Low
Legal:ACRES 5.52, POTENTIAL ADD'L TAX LIABILITY

Tax Acct:3S106B000200
Acreage:5.52 Acres
Lot SqFt:240,451 SqFt
Bldg SqFt:3,198 SqFt
Year Built:1954
Beds:3
Baths:2

Parcel ID:R586477
Site Address:24661 SW Oberst Rd Sherwood OR 97140
Owner:Durrell, Kevin
Garrison, Stephanie
Mail Addr:24661 SW Oberst Rd Sherwood OR 97140
Assessed Value:\$342,710.00
Sale Dt:10/04/2000
Sale Price:\$300,000.00
Zoning:Washington Co.-AF-5 - Agriculture And Forestry
Legal:ACRES 4.86

Tax Acct:3S106B000300
Acreage:4.86 Acres
Lot SqFt:211,702 SqFt
Bldg SqFt:3,510 SqFt
Year Built:1967
Beds:3
Baths:2

Parcel ID:R586486
Site Address:17692 SW Brookman Rd Sherwood OR 97140
Owner:Moser, Leroy J Trust
Moser, Delores A Trust
Mail Addr:16121 SW 129th Ter Tigard OR 97224
Assessed Value:\$147,080.00
Sale Dt:02/07/1995
Sale Price:
Zoning:Washington Co.-AF-5 - Agriculture And Forestry
Legal:ACRES 2.42

Tax Acct:3S106B000302
Acreage:2.42 Acres
Lot SqFt:105,415 SqFt
Bldg SqFt:1,064 SqFt
Year Built:1945
Beds:3
Baths:1

Parcel ID:R586495
Site Address:17636 SW Brookman Rd Sherwood OR 97140
Owner:Herold, Thomas R
Herold, Kristina
Mail Addr:17636 SW Brookman Rd Sherwood OR 97140
Assessed Value:\$347,880.00
Sale Dt:11/21/2018
Sale Price:
Zoning:Washington Co.-AF-5 - Agriculture And Forestry
Legal:ACRES 1.82

Tax Acct:3S106B000303
Acreage:1.82 Acres
Lot SqFt:79,279 SqFt
Bldg SqFt:2,627 SqFt
Year Built:1972
Beds:4
Baths:3

Parcel ID:R586501
Site Address:17878 SW Brookman Rd Sherwood OR 97140
Owner:Fullmer, Michael F
Fullmer, Pamela
Mail Addr:17878 SW Brookman Rd Sherwood OR 97140
Assessed Value:\$277,110.00
Sale Dt:01/08/1992
Sale Price:\$126,000.00
Zoning:Washington Co.-AF-5 - Agriculture And Forestry
Legal:ACRES 2.76

Tax Acct:3S106B000400
Acreage:2.76 Acres
Lot SqFt:120,226 SqFt

Bldg SqFt:2,696 SqFt
Year Built:1901
Beds:3
Baths:2

Parcel ID:R586510
Site Address:17890 SW Brookman Rd Sherwood OR 97140
Owner:Higgins, Jason B
McQuade-Higgins, Judith C
Mail Addr:17890 SW Brookman Rd Sherwood OR 97140
Assessed Value:\$400,290.00
Sale Dt:01/13/2017
Sale Price:
Zoning:Washington Co.-AF-5 - Agriculture And Forestry
Legal:ACRES 8.18, POTENTIAL ADD'L TAX LIABILITY

Tax Acct:3S106B000500
Acreage:8.18 Acres
Lot SqFt:356,321 SqFt

Bldg SqFt:3,151 SqFt
Year Built:2007
Beds:4
Baths:3



1433 SW 6th Ave.
(503)646-4444

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Olivia Beach LLC
PO Box 7534
Olympia, WA 98507

Customer Ref.: _____
Order No.: 36262200210
Effective Date: January 5, 2022 at 08:00 AM
Charge: \$250.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Olivia Beach LLC, an Oregon limited liability company

Premises. The Property is:

(a) Street Address:

17687 SW Brookman Road, Sherwood, OR 97140

(b) Legal Description:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Unpaid Property Taxes are as follows:

Fiscal Year: 2021-2022
Amount: \$4,590.58, plus interest, if any
Levy Code: 088.14
[Account No.:](#) [R586440](#)
Map No.: 3S106B000101

2. Rights of the public to any portion of the Land lying within the area commonly known as
SW Brookman Road.

3. Waiver of Remonstrance and Consent to Local Improvement District:

Purpose: Customarily (commonly) Accepted Farm or Forestry Practices
Recording Date: July 27, 1987
[Recording No.:](#) [87-038434](#)

4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$750,000.00
Dated: July 28, 2021
Trustor/Grantor: Olivia Beach LLC, an Oregon limited liability company
Trustee: First American Title Insurance Company
Beneficiary: Commencement Bank
Loan No.: Not disclosed
Recording Date: July 30, 2021
[Recording No.:](#) [2021-083817](#)

5. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Amount: \$750,000.00
Assigned to: Commencement Bank
Assigned By: Olivia Beach LLC, an Oregon limited liability company
Recording Date: July 30, 2021
[Recording No.:](#) [2021-083818](#)

Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Ticor Title Company of Oregon
Order No. 36262200210

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Aaron Merkel
503-336-9173
Aaron.Merkel@titlegroup.fntg.com

Ticor Title Company of Oregon
1433 SW 6th Ave.
Portland, OR 97201

EXHIBIT "A"
Legal Description

Beginning at the one-quarter section corner on the North line of said Section 6, Township 3 South, Range 1 West, Willamette Meridian, in the County of Washington and State of Oregon, and running thence South on half section line 20.19 chains; thence West 516 feet to the Southwest corner of the Shaw Tract described in Contract of Sale recorded June 9, 1959 in Book 418, Page 522, Deed Records, and the true point of beginning of the tract herein described; thence East along the South line of said Shaw Tract, a distance of 208 feet; thence North, parallel to the West line of said Shaw Tract, a distance of 439 feet to a point; thence West a distance of 208 feet, more or less, to the West line of said Shaw Tract; thence South following the West line of said Shaw Tract to the true point of beginning.

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY