



First American Title™

First American Title Insurance Company

1 SW Columbia Street, Ste 1600
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

MULTNOMAH COUNTY TITLE UNIT

FAX (877)242-3513

Title Officer: Dona Lane

(503)222-3651

donalane@firstam.com

LOT BOOK SERVICE

Paulsen Gilgan & Cottle LLC
PO Box 1124
Sherwood, OR 97140

Order No.: 7019-4161079
May 01, 2024

Attn: Mark Cottle
Phone No.: (503)625-5529 - Fax No.: (503)625-4169
Email: Mark@paulsengilgan.com

Re:

Fee: \$300.00

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

Parcel 1, partition Plat No. 1999-030, in the City of Sherwood, County of Washington, State of Oregon, together with an easement for access as shown on Partition Plat.

and as of April 19, 2024 at 8:00 a.m.

[We find that the last deed of record runs to](#)

Suzette B. Cottle

We find the following apparent encumbrances prior to the effective date hereof:

NONE

1. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: July 30, 1979 as Fee No. [79030177](#)

2. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:
Recording Information: July 30, 1979 as Fee No. [79030178](#)
3. Easement, including terms and provisions contained therein:
Recording Information: September 17, 1980 as Fee No. [80032699](#)
In Favor of: The City of Sherwood and its assigns
For: Street and utility purposes
Affects: The Northerly portion
4. Easement, including terms and provisions contained therein:
Recording Information: October 14, 1982 as Fee No. [82026812](#)
In Favor of: Portland General Electric Company, an Oregon corporation
For: Underground distribution line
Affects: The Northwesterly and Northerly portion See drawing in said document for exact location
5. Easement as shown on the recorded plat/partition
For: Access and utility
Affects: See plat for exact location
6. Easement as shown on the recorded plat/partition
For: Sanitary drainfield
Affects: See plat for exact location
7. Restrictions shown on the recorded plat/partition as follows: "This plat conforms to the conditions of approval of the City of Sherwood Case File Number MLP 98-6."
8. Easement Agreement and the terms and conditions thereof:

Between: Mark Cottle and Suzette Cottle
And: Stephen Booren and Emma Booren
Recording Information: February 18, 2000 as Fee No. [2000 012887](#)
9. Easement Agreement and the terms and conditions thereof:

Between: Mark Cottle and Suzette Cottle, husband and wife
And: Stephen Booren and Emma Booren, husband and wife
Recording Information: June 19, 2000 as Fee No. [2000 048301](#)

10. Deed of Trust and the terms and conditions thereof.
- | | |
|------------------------|--|
| Grantor/Trustor: | Suzette B. Cottle and Mark O. Cottle, wife and husband, as tenants by the entirety |
| Grantee/Beneficiary: | Mortgage Electronic Registration Systems, Inc., MERS solely as A nominee for Zillow Home Loans, LLC., its successors and assigns |
| Trustee: | WFG National Title Insurance Company |
| Amount: | \$625,000.00 |
| Recorded: | July 01, 2022 |
| Recording Information: | Fee No. 2022 043380 |

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following paid taxes and city liens:

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

NOTE: Taxes for the year 2023-2024 PAID IN FULL

Tax Amount:	\$10,815.79
Map No.:	2S132DC13400
Property ID:	R2085500
Tax Code No.:	088.10

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



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1 SW Columbia Street, Ste 1600
Portland, OR 97204

Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.



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1 SW Columbia Street, Ste 1600

Portland, OR 97204

Phone: (503)222-3651 / Fax: (877)242-3513

PR: NWEST

Ofc: 7019 (1011)

Final Invoice

To: Paulsen Gilgan & Cottle LLC
PO Box 1124
Sherwood, OR 97140

Invoice No.: 1011 - 7019175801

Date: 05/01/2024

Our File No.: 7019-4161079

Title Officer: Dona Lane

Escrow Officer:

Customer ID: 9328668

Liability Amounts

Attention: Mark Cottle

Your Ref.:

RE: Property:
15379 SW Sunset Boulevard, Sherwood, OR 97140

Buyers:

Sellers: Suzette B Cottle

Description of Charge	Invoice Amount
Report: Lot Book	\$300.00

INVOICE TOTAL \$300.00

Comments:

Thank you for your business!

To assure proper credit, please send a copy of this Invoice and Payment to:

Attention: Accounts Receivable Department

To pay electronically go to, <https://firstam.us/paytitleinvoice>, or mail check to PO Box 31001-2281

Pasadena, CA 91110-2281



2S132DC-13400
15379 SW Sunset Blvd
Sherwood, OR 97140



Taxlot



Subject



Taxlot

GRANTOR'S NAME AND ADDRESS

Mark O. Cottle
PO Box 1124, Sherwood, Oregon 97140

GRANTEE'S NAME AND ADDRESS

Suzette B. Cottle
15379 SW Sunset Blvd., Sherwood, OR 97140
UNTIL REQUESTED OTHERWISE, SEND

ALL TAX STATEMENTS TO:

As Currently Sent

After Recording return to:

Mark O. Cottle
PO Box 1124, Sherwood, OR 97140

Washington County, Oregon

11/20/2023 10:56:27 AM

D-DBS

Cnt=1 Stn=7 C LOUCKS

\$5.00 \$5.00 \$11.00 \$60.00 \$5.00 - Total = \$86.00



02975309202300481420010016

I, Joe Nelson, 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, Director of Assessment and Taxation, Ex-Officio County Clerk



BARGAIN & SALE DEED

I Mark O. Cottle hereinafter called Grantor, conveys to Suzette B. Cottle Grantee(s), the following described real property situated in Washington County, State of Oregon:

Parcel 1, Partition Plat No. 1999-030, in the City of Sherwood, County of Washington, State of Oregon, together with an easement for access as shown on Partition Plat. Parcel ID: R2085500

Commonly known as: 15379 SW Sunset Blvd., Sherwood, Oregon 97140

The true and actual consideration paid for this conveyance is purposes other than cash, it is for estate planning purposes.

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, 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, THE APPLICABLE STATES AND LAWS IDENTIFIED ABOVE.

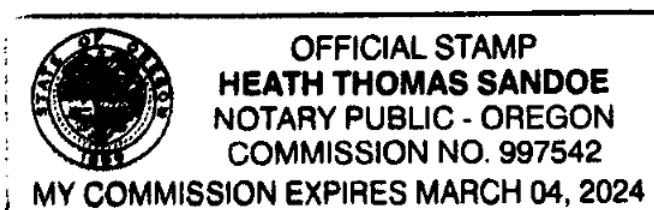

Mark O. Cottle

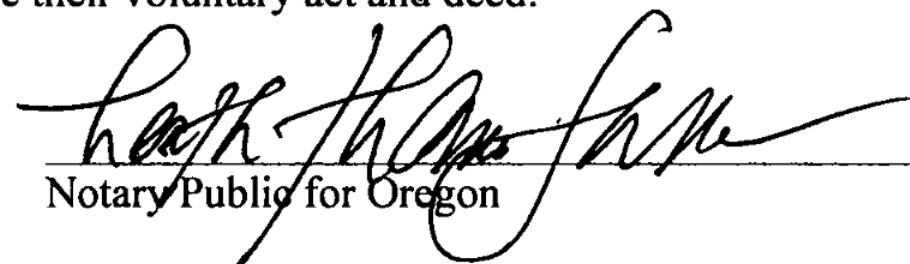
Dated: 11-9 2023

STATE OF OREGON County of Washington

)ss:

The above individual Mark O. Cottle personally appeared before me this 9th day of November, 2023, and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon