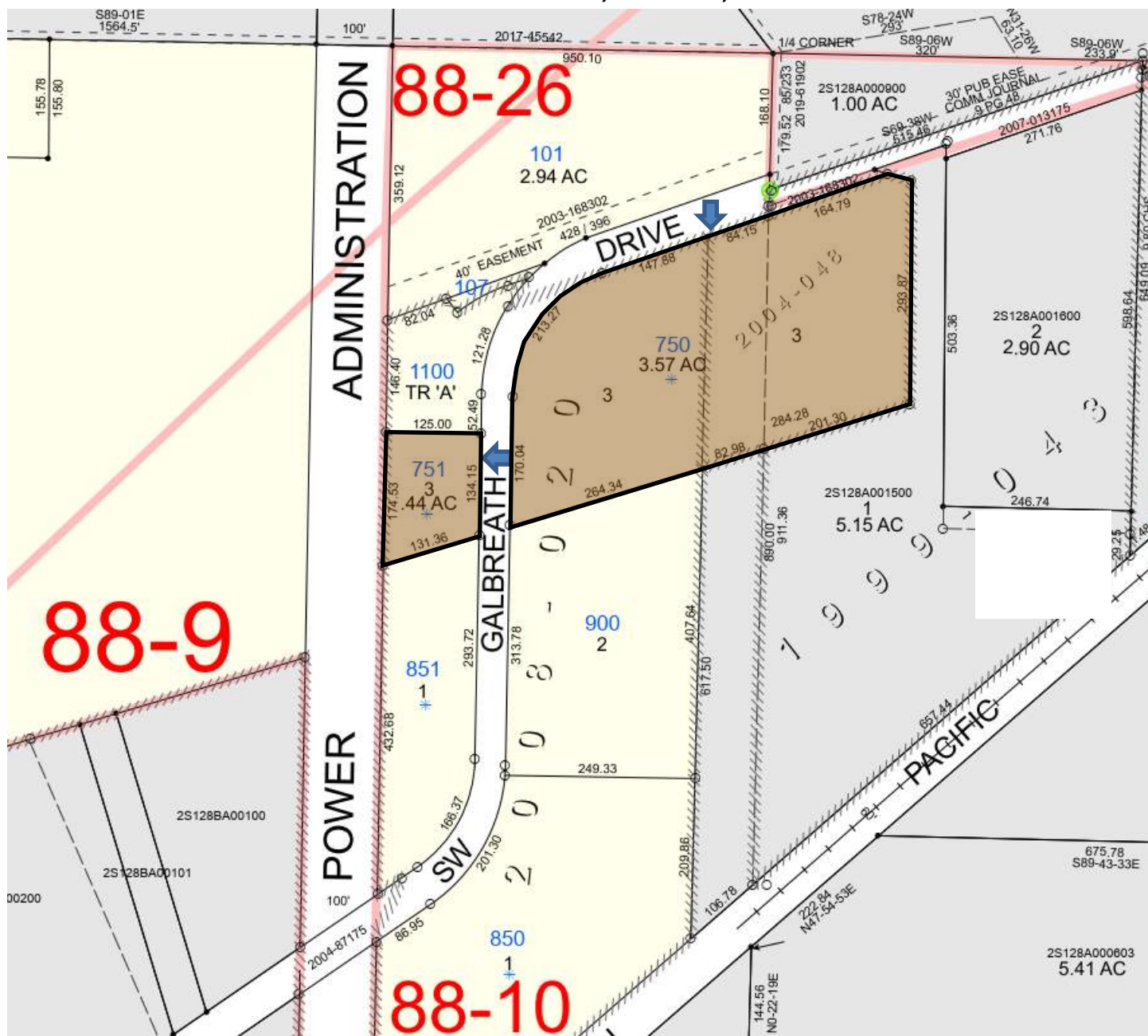




13470 SW Galbreath Drive, Sherwood, OR 97140



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.



PROPERTY INFORMATION REPORT

Date: October 14, 2024

File No.: 24-196767

Property: 13470 SW Galbreath Drive, Sherwood, OR 97140

RA Gray Construction
12705 SW Herman Road
Tualatin, OR 97062

REPORT FEE: **\$250.00**

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 October 8, 2024 at 8:00am

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:

Barker Properties 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. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$45,170.85
Property ID No.	:	R2129371
Levy Code	:	088.10
Map Tax Lot No.	:	2S128B0-00750

2. Unpaid Taxes for 2024-2025:

Levied Amount	:	\$759.51
Property ID No.	:	R2233057
Levy Code	:	088.10
Map Tax Lot No.	:	2S128B0-00751

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

4. Easement, including the terms and provisions thereof:
 - For : Pipeline and appurtenances
 - Granted to : Southern Pacific Pipe Lines, Inc.
 - Recorded : March 20, 1962
 - Recording No. : [Book 459, Page 389](#)
 - As assigned by instrument:
 - Recorded : December 14, 1988
 - Recording No. : [88055571](#)
 - To : Southern Pacific Pipe Lines Partnership, L.P.
 - As modified by instruments:
 - Recorded : November 9, 1994
 - Recording No. : [94102236](#)
 - and
 - Recorded : April 20, 1998
 - Recording No. : [98040064](#)
5. Easement, including the terms and provisions thereof:
 - For : Electric transmission line and appurtenances
 - Granted to : Portland General Electric Company
 - Recorded : April 30, 1963
 - Recording No. : [Book 486, Page 43](#)
6. Conditions and Restrictions of City of Sherwood Case File No. MLP 98-1 as shown on Partition Plat No. 1999-043:
 - Recorded : May 25, 1999
 - Recording No. : [99064038](#)
7. Conditions and Restrictions of City of Sherwood Case File No. MLP 03-05 as shown on Partition Plat 2004-048:
 - Recorded : September 7, 2004
 - Recording No. : [2004103828](#)
8. Easement for utilities, if any such exist, over and across the premises formerly included within the boundaries of Galbreath Road as formerly dedicated, now vacated as disclosed by City of Sherwood Ordinance 2006-014:
 - Recorded : November 6, 2006
 - Recording No. : [2006-131894](#)
9. Conditions and Restrictions of City of Sherwood Case File No. SP 06-10 and MLP 06-03 (sic) as shown on Partition Plat 2008-020:
 - Recorded : March 7, 2008
 - Recording No. : [2008020428](#)
10. Easement created on Partition Plat 2008-020:
 - For : Public Utilities, 8 feet in width, along SW Galbreath Drive
 - Recorded : March 7, 2008
 - Recording No. : [2008020428](#)
11. Easement, including the terms and provisions thereof:
 - For : PGE Utility System
 - Granted to : Portland General Electric Company
 - Recorded : November 7, 2023
 - Recording No. : [2023-046468](#)
12. Easement, including the terms and provisions thereof:
 - For : Public Utility
 - Granted to : City of Sherwood
 - Recorded : August 19, 2024
 - Recording No. : [2024-035794](#)

13. Easement, including the terms and provisions thereof:
For : Water Line
Granted to : City of Sherwood
Recorded : August 19, 2024
Recording No. : [2024-035795](#)

14. Private Stormwater Facilities Access & Maintenance Covenant, including the terms and provisions thereof:
Recorded : August 19, 2024
Recording No. : [2024-035796](#)

15. Easement, including the terms and provisions thereof:
For : Public Access
Granted to : City of Tualatin
Recorded : August 19, 2024
Recording No. : [2024-035797](#)

END OF EXCEPTIONS

NOTE: LINKS FOR ADDITIONAL SUPPORTING DOCUMENTS:

[Vesting Deed](#)

[Prior Deed](#)

[Business Registry](#)

[Assessor's Map](#)

[Partition Plat 1999-043](#)

[Partition Plat 2004-048](#)

[Partition Plat 2008-020](#)

[Aerial Photo](#)

[2024035798 ROW Dedication](#)

END OF REPORT

Rosa Stombaugh
Senior Commercial Title Officer
WFG National Title Insurance Company
12909 SW 68th Pkwy., Suite 350
Portland, OR 97223
Phone: (503) 431-8526
Fax: (503) 684-2978
Email: rstombaugh@wfgtitle.com

EXHIBIT A
LEGAL DESCRIPTION

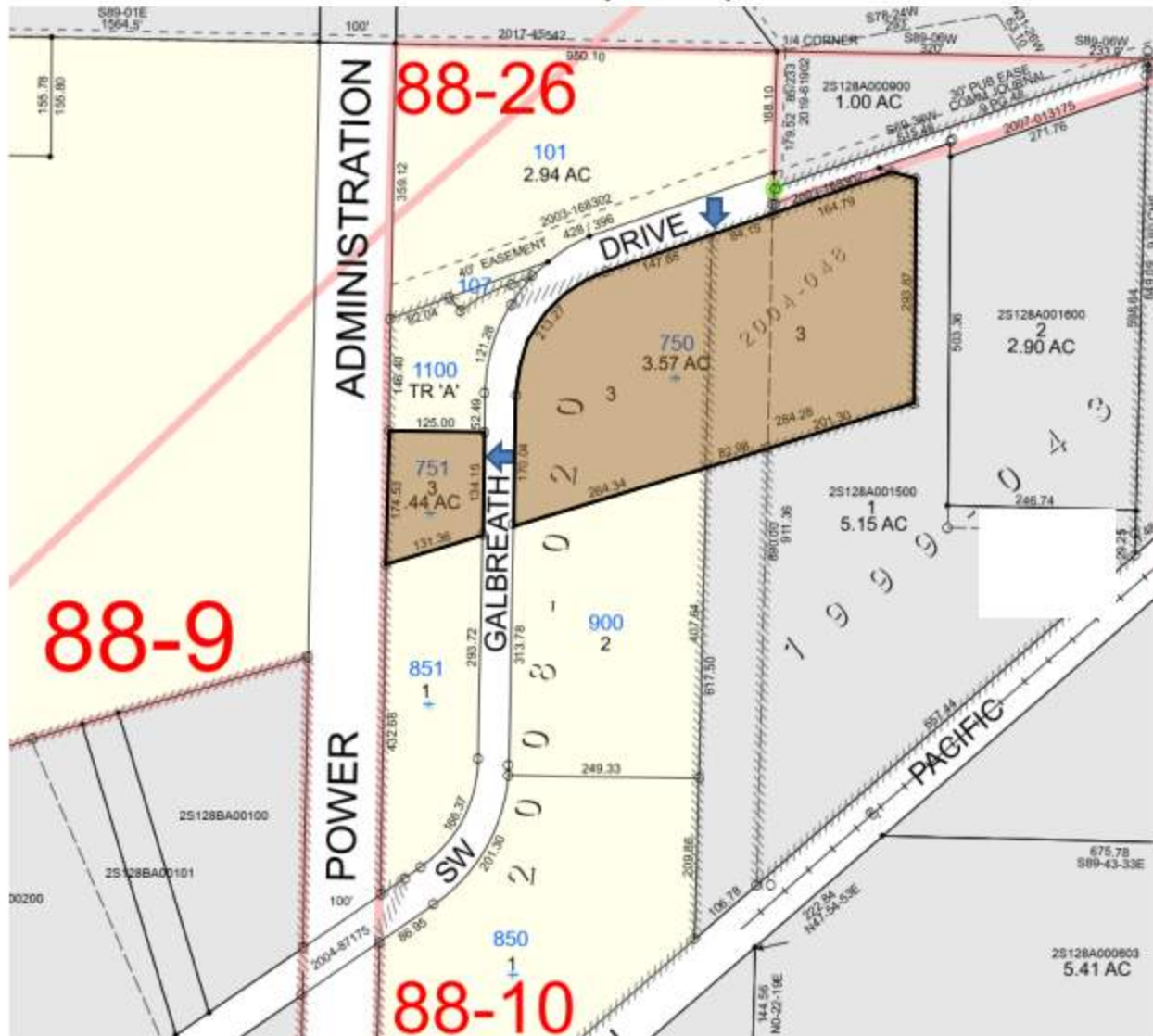
A tract of land created under approval by City of Sherwood Case No. LU 2022-013, by Bargain and Sale Deed (Lot Consolidation) recorded April 11, 2024 as Recorder's No. 2024-014933, situated in the Northeast 1/4 and Northwest 1/4 of Section 28, Township 2 South, Range 1 West, in the City of Sherwood, Washington County, Oregon, being more particularly described as follows:

Parcel 3 of PARTITION PLAT NO. 2004-048, Washington County Plat Records and Parcel 3 of PARTITION PLAT NO. 2008-020, Washington County Plat Records.

EXCEPTING THEREFROM that portion described in Right-of-Way Dedication recorded August 19, 2024 as Recording No. 2024-035798, Records of Washington County.



13470 SW Galbreath Drive, Sherwood, OR 97140



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Washington County, Oregon
04/11/2024 02:34:20 PM
D-DBS Cnt=1 Stn=31 RECORDS1
\$30.00 \$5.00 \$11.00 \$60.00 \$20.00 - Total = \$126.00

2024-014933



02998044202400149330060063

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



After recording return to:

I. Kenneth Davis
Dunn Carney LLP
851 SW 6th Avenue
Suite 1500
Portland, Oregon 97204

Send tax statements to:

No change

**BARGAIN AND SALE DEED
(Lot Consolidation)**

BARKER PROPERTIES LLC, an Oregon limited liability company, ("Grantor") conveys to BARKER PROPERTIES LLC, an Oregon limited liability company, ("Grantee") certain real property situated in the City of Sherwood, Washington County, Oregon, described in the Exhibits attached to this deed, which Exhibits are incorporated herein by this reference.

This deed is being executed to consolidate two legal lots of record described in Exhibit A attached hereto in order to fulfill a condition of approval specified by the City of Sherwood, Oregon Planning Commission (the "Planning Commission") in City of Sherwood, Oregon Planning Department Case No. LU 2022-013, which lot consolidation was expressly approved by the Planning Commission on October 25, 2022, as described in that certain Notice of Decision dated October 31, 2022 filed in such Case No. LU 2022-013 (the "Lot Consolidation"). With the Lot Consolidation, the consolidated legal lot of record will henceforth be legally described in the manner shown in Exhibit B attached hereto. The consolidated legal lot of record is depicted in the Lot Consolidation Survey dated August 31, 2023 attached as Exhibit C hereto.

The true consideration for this conveyance stated in terms of dollars is zero. The consideration for this conveyance is the Lot Consolidation and other good and valuable consideration.

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.

[Signatures and acknowledgments on following page]

By: B. Barker
Bruce Barker, Member

By: Susan Barker
Susan Barker, Member

STATE OF OREGON)
) ss.
County of Washington)

The foregoing instrument was acknowledged before me on 13th of March, 2024, by Bruce Barker and Susan Barker as the sole members of BARKER PROPERTIES LLC, an Oregon limited liability company.


Notary Public for Oregon

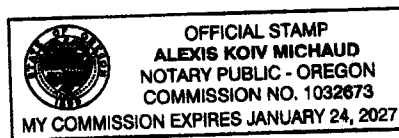


Exhibit 'A'

Griffin Land Surveying Inc.

6107 SW Murray Blvd. #409 – Beaverton, OR. 97008

Office: (503)201-3116

March 14, 2024

Barker Cabinets

Project: 0764

Lot Consolidation

Tax Lots 700 and 1050 2S128B

Washington County, Oregon

A tract of land situated in the NE 1/4 and NW 1/4 of Section 28, T2S, R1W, WM, Washington County, Oregon, being more particularly described as follows:

Parcel 3 of Partition Plat No. 2004-048, Washington County Plat Records and Parcel 3 of Partition Plat No. 2008-020, Washington County Plat Records.

Contains 4.00 acres.



Exhibit 'A'

Griffin Land Surveying Inc.

6107 SW Murray Blvd. #409 – Beaverton, OR. 97008

Office: (503)201-3116

March 27, 2024

Barker Cabinets

Project: 0764

Existing Lots

Tax Lots 700 and 1050 2S128B

Washington County, Oregon

Tract A:

A tract of land situated in the NE 1/4 and NW 1/4 of Section 28, T2S, R1W, WM, Wahington County, Oregon, being more particularly described as follows:

Parcel 3 of Partition Plat No. 2004-048, Washington County Plat Records.

Tract B:

A tract of land situated in the NE 1/4 and NW 1/4 of Section 28, T2S, R1W, WM, Wahington County, Oregon, being more particularly described as follows:

Parcel 3 of Partition Plat No. 2008-020, Washington County Plat Records.



Exhibit 'B'

Griffin Land Surveying Inc.

6107 SW Murray Blvd. #409 – Beaverton, OR. 97008

Office: (503)201-3116

March 27, 2024

Barker Cabinets

Project: 0764

Lot Consolidation

Tax Lots 700 and 1050 25128B

Washington County, Oregon

A tract of land situated in the NE 1/4 and NW 1/4 of Section 28, T2S, R1W, WM, Wahington County, Oregon, being more particularly described as follows:

Parcel 3 of Partition Plat No. 2004-048, Washington County Plat Records and Parcel 3 of Partition Plat No. 2008-020, Washington County Plat Records.

Contains 4.00 acres.



Exhibit C

Record of Survey

LOT CONSOLIDATION SURVEY CONSISTING OF
PARCEL 3 PARTITION PLAT NO. 2004-048 & PARCEL 3 PARTITION PLAT NO. 2008-020
SITUATED IN THE N.E. & N.W. 1/4 OF SECTION 28, T.2S., R.1W., W.M.
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON

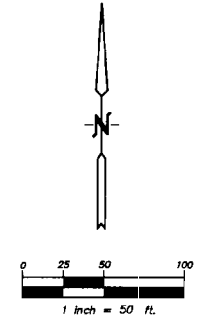
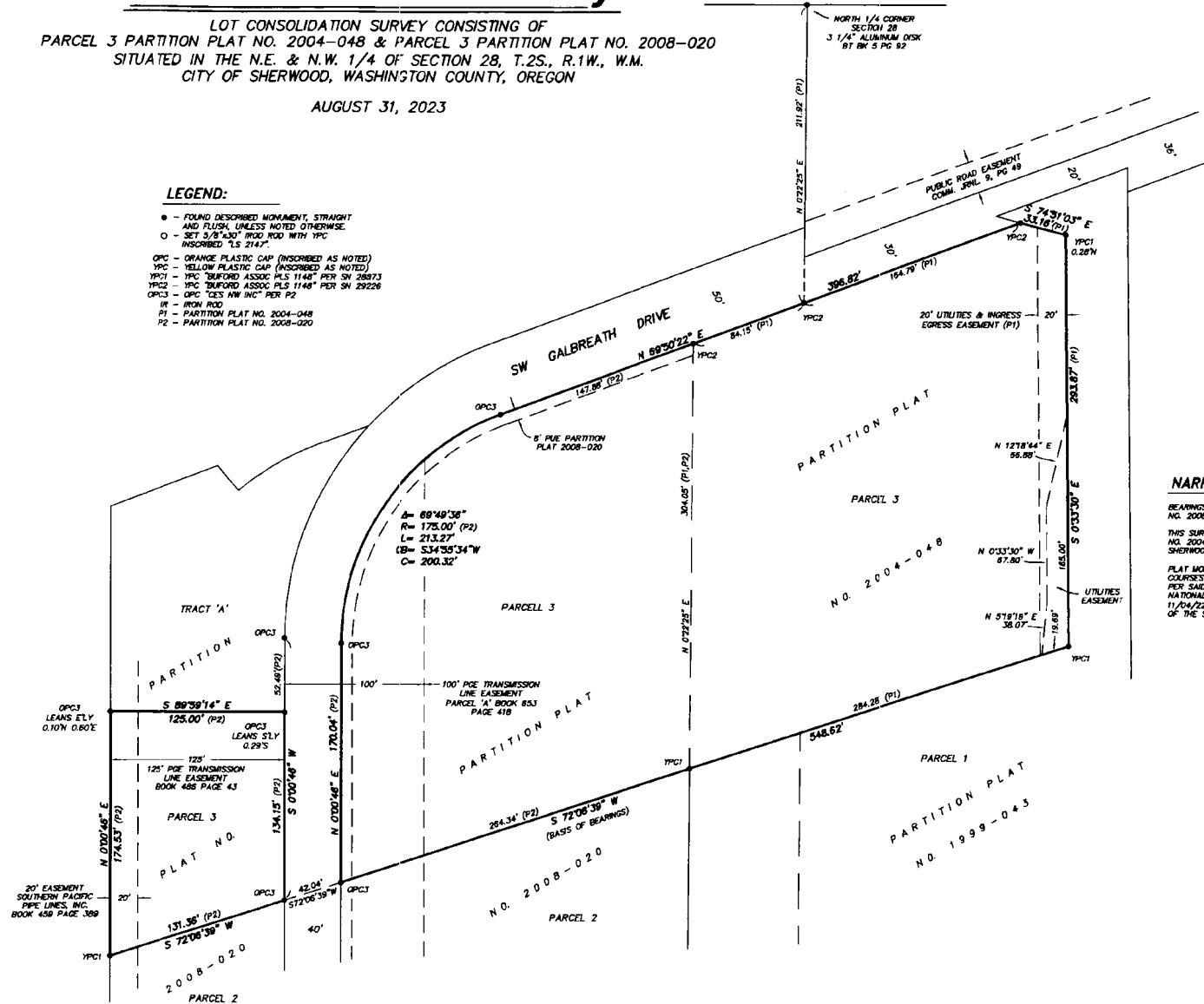
AUGUST 31, 2023

WASHINGTON COUNTY
SURVEYOR'S OFFICE

ACCEPTED
FOR FILING

LEGEND:

- - FOUND DESCRIBED MONUMENT, STRAIGHT AND FLUSH, UNLESS NOTED OTHERWISE.
- - SET 3/8" x 30" IRON ROD WITH YPC INSCRIBED "LS 2147"
- OPC - ORANGE PLASTIC CAP (INSCRIBED AS NOTED)
- YPC - YELLOW PLASTIC CAP (INSCRIBED AS NOTED)
- YPC1 - YPC BURFORD ASSOC. PLS 1148" PER SH 28873
- YPC2 - YPC BURFORD ASSOC. PLS 1148" PER SH 29226
- OPC3 - OPC "CS" NW 1/4" PER P2
- IR - IRON ROD
- P1 - PARTITION PLAT NO. 2004-048
- P2 - PARTITION PLAT NO. 2008-020



NARRATIVE:

BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL 3 PARTITION PLAT NO. 2008-020.

THIS SURVEY WAS PERFORMED TO CONSOLIDATE PARCEL 3 PARTITION PLAT NO. 2004-048 AND PARCEL 3 PARTITION PLAT NO. 2008-020 PER CITY OF SHERWOOD PLANNING REQUIREMENTS.

PLAT MONUMENTS WERE FOUND AND HELD (EXCEPT AS SHOWN) AND ALL COURSES ARE PER SAID PARTITION PLATS. EXISTING EASEMENTS SHOWN ARE PER SAID PARTITION PLATS AS REFERENCED IN TITLE REPORT FROM WFO NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 21-207311 DATED 11/04/22. THERE IS A NEW UTILITY EASEMENT PENDING AT THE SE CORNER OF THE SUBJECT TRACT AS DEPICTED.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Kenneth D. Griffin
OREGON
JULY 26, 1988
KENNETH D. GRIFFIN
2147
RENEWALS: 6/30/21
0764 GALBREATH RS

GRIFFIN LAND SURVEYING INC.
8107 SW MURRAY BLVD. #408
BEAVERTON, OR. 97008
(503) 201-3116