

REEL 4668 PAGE 190
MARION COUNTY
BILL BURGESS, COUNTY CLERK
10-28-2022 10:57 am.
Control Number 722812 \$ 101.00
Instrument 2022 00043825

When recorded return to:

Michelle McAtee
Jenner & Block LLP
353 North Clark Street
Chicago, Illinois 60654

1B9R*OR11

**Until a change is requested, all tax statements
should be sent to the following address:**

Safeway Realty LLC
250 East Parkcenter Boulevard
Boise, ID 83706
Attention: Real Property Tax –
Aaron Barrett

SPECIAL WARRANTY DEED

ACI Real Estate SPE 130, LLC, a Delaware limited liability company ("**Grantor**"), hereby conveys and specially warrants to Safeway Realty LLC, a Delaware limited liability company ("**Grantee**"), the following described real property, situated in the City of Salem, County of Marion, State of Oregon, and legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Property**"), free of encumbrances created or suffered by the Grantor except current taxes not yet due and payable; patent reservations; all leases, liens, covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; the state of facts which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

The true consideration for this conveyance is \$0.00.

And Grantor, for itself, and its successors and assigns, does hereby covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the property hereby conveyed is, or may be, in any manner encumbered or charged, except as herein recited, that Grantor is lawfully seized of said property in fee simple; that Grantor has good right and lawful authority to convey said real property and hereby specially warrants the title to said property, and that said property against all persons lawfully claiming, or to claim the same, by, through and under Grantor, but not otherwise, Grantor will **SPECIALLY WARRANT AND DEFEND**, subject to current taxes not yet due and payable; patent reservations; all leases, liens, covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; the state of facts which a physical inspection, or accurate survey, of the Property would reveal; and the

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applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

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.

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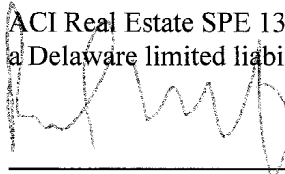
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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year written below.

DATED as of the 29th day of August, 2022.

GRANTOR:

ACI Real Estate SPE 130, LLC,
a Delaware limited liability company

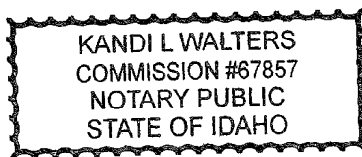



Name: Bradley Beckstrom
Title: Authorized Signatory

STATE OF IDAHO)
) ss.
County of Ada)

On this 29th day of August, 2022, before me Kandi L. Walters, personally appeared Bradley Beckstrom, known or identified to me to be the Authorized Signatory of ACI Real Estate SPE 130, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




NOTARY PUBLIC FOR IDAHO
Residing at Boise, Idaho
My Commission Expires 6/6/2028

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EXHIBIT A TO DEED
(LEGAL DESCRIPTION)

PARCEL A:

INTENTIONALLY DELETED

PARCEL B:

PARCEL 2, OF PARTITION PLAT NO. 2001-84, RECORDED OCTOBER 8, 2001, IN REEL 1846 AND PAGE 0220, FILM RECORDS, IN THE CITY OF SALEM, MARION COUNTY, OREGON.

TOGETHER WITH BEGINNING AT A POINT ON THE WEST LINE OF LOT 21 OF GRABENHORST FRUIT FARMS NO. 2 (PLAT BOOK 7, PAGE 0062), IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, CITY OF SALEM, MARION COUNTY, OREGON, 36.00 FEET SOUTH 0°41'35" EAST FROM THE NORTHWEST CORNER OF SAID LOT 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 2 OF PARTITION PLAT NO. 2001-84 AS PLATTED AND RECORDED IN THE MARION COUNTY, OREGON, BOOK OF PARTITION PLATS AND RUNNING THENCE SOUTH 0°41'35" EAST, ALONG THE COMMON LINE BETWEEN SAID LOT 21 AND SAID PARCEL 2, 360.88 FEET TO THE COMMON CORNER BETWEEN PARCELS 2 AND 3 OF SAID PARTITION PLAT NO. 2001-84; THENCE NORTH 89°18'24" EAST, 41.94 FEET; THENCE NORTH 4°09'10" EAST, 361.20 FEET TO A POINT WHICH IS 36.00 FEET SOUTHERLY OF THE NORTH LINE OF SAID LOT 21; THENCE NORTH 89°55'50" WEST, ALONG A LINE 36.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 21, 72.46 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR ROADWAYS, WALKWAYS, INGRESS AND EGRESS AND PARKING AS CREATED BY THAT DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS RECORDED OCTOBER 12, 2001 AS REEL 1848 AND PAGE 364, FILM RECORDS, IN THE CITY OF SALEM, MARION COUNTY, OREGON.

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October 28, 2022, 10:57 am.

CONTROL #: 722812

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 101.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.