



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

District 10, LLC

152 Main St W

Monmouth, OR 97361

Until a change is requested all tax statements shall be sent to the following address:

District 10, LLC

152 Main St W

Monmouth, OR 97361

File No. 625997AM

MARION COUNTY RECORDS

D-DEED

\$10.00 \$11.00 \$10.00 \$60.00

2024-011658

04/19/2024 04:04 PM

\$91.00



00032800202400116580030033



I, Bill Burgess, County Clerk for Marion County, Oregon, certify that the instrument identified herein was recorded in the Official Records.

Pgs=2 CC1

STATUTORY WARRANTY DEED

MAPP, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

District 10, LLC, an Oregon limited liability company, an Oregon limited liability company,

Grantee(s), the following described real property in the County of Marion and State of Oregon free of encumbrances except as specifically set forth herein:

A unit of land situated in the southwest one-quarter of Section 26, Township 7 South, Range 3 West, of the Willamette Meridian, City of Salem, Marion County, Oregon, being more particularly described as follows:

Beginning at the northeast corner of Lot 9, Block 6 of YEW PARK ANNEX, recorded in Volume 2, Page 74, Marion County Book of Town Plats, being coincident with the south line of a 16.00 foot wide alley running through said block; thence, along the south line of said alley, South 89°48'20" East, 125.00 feet to a line parallel with and 25.00 feet east of the west line of Lot 6 of said Block 6, said parallel line being coincident with the west line of the lands acquired by the State of Oregon, Department of Transportation, Highway Division in Reel 426, Page 33, Marion County Deed Records; thence, along said coincident line, South 00°01'01" East, 141.80 feet to the north line of Waller Street SE, being 30.00 feet from the centerline thereof; thence, along the north line of said Waller Street SE, North 89°48'20" West, 125.00 feet to the southeast corner of said Lot 9; thence, along the east line of said Lot 9, North 00°00'01" West, 141.80 feet to the Point of Beginning.

The consideration paid for the transfer is \$625,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

625997AM
AmeriTitle

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.

Dated this 18 day of April, 2024.

MAPP, LLC

By: [Signature]
Brandon Fahlman, Member

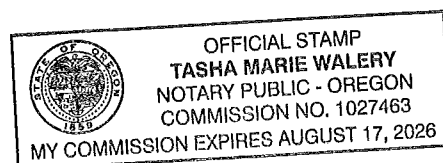
By: [Signature]
Luke Glaze, Member

State of Oregon} ss
County of Marion}

On this 18 day of April, 2024, before me, Tasha Walery a Notary Public in and for said state, personally appeared Brandon Fahlman and Luke Glaze known or identified to me to be the Managing Member in the Limited Liability Company known as MAPP, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]
Notary Public for the State of Oregon
Residing at: Keizer, Oregon
Commission Expires: 8/17/2026



Marion County
Document Separator Page

Instrument # 2024-011658

April 19, 2024 04:04 PM

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: \$91.00

Bill Burgess
Marion County Clerk

This is not an invoice.