

**RECORDING REQUESTED BY:**



**Fidelity National Title**  
Company of Oregon

500 Liberty St. SE, Ste 200  
Salem, OR 97301

**GRANTOR'S NAME:**

Dhote Kaur Revocable Living Trust

**GRANTEE'S NAME:**

District 10, LLC and Simran S. Dhote

**AFTER RECORDING RETURN TO:**

**Order No.:** 60222300564-MS

District 10, LLC, an Oregon limited liability  
company

PO Box 155

Independence, OR 97351

**SEND TAX STATEMENTS TO:**

District 10, LLC

PO Box 155

Independence, OR 97351

APN/Parcel ID(s): 581888

Tax/Map ID(s): 073W14BB04901

2710 Broadway Street NE, Salem, OR 97301

MARION COUNTY RECORDS

**2024-15082**

D-DEED

05/21/2024 12:03 PM

\$15.00 \$11.00 \$10.00 \$60.00

\$96.00



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

Pgs=3 DEB

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Harnek S. Dhote and Harpreet Kaur, Trustees of The Dhote Kaur Joint Revocable Living Trust  
Dated August 31, 2023, Grantor, conveys and warrants to **District 10, LLC, an Oregon  
limited liability company**, Grantee, the following described real property, free and clear of  
encumbrances except as specifically set forth below, situated in the County of Marion, State of  
Oregon, State of Oregon:

A parcel of land lying in Lots 14 and 15, Block 8, MAPLETON ADDITION, in the City of  
Salem, Marion County, Oregon, the said parcel being that portion of said lots lying  
Easterly of the following described line:

Beginning at a point opposite and 67 feet Easterly of Engineer's Station "B" 22+35 on  
the center line of relocated Broadway Street N.E.; thence Southerly, in a straight line, to  
a point opposite and 35 feet Easterly of Engineer's Station "B" 25+35 on said center  
line.

The "B" center line referred to herein is described as follows:

Beginning at Engineer's center line Station "B" 10+00, said station being 268.29 feet  
North and 2156.70 feet West of the Southwest corner of the John Force Donation Land  
Claim No. 68, Township 7 South, Range 3 West of the Willamette Meridian; thence  
2°12'30" West 1600 feet to Engineer's center line Station "B" 2600.

Bearings are based upon the Oregon Co-ordinate System, North Zone.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED  
THOUSAND AND NO/100 DOLLARS (**\$100,000.00**). (See ORS 93.030).

Fidelity National Title # 60222300564

STATUTORY WARRANTY DEED  
(continued)

**Subject to:**

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: August 21, 1947  
Recording No: Book 374, page 665  
  
Amendment(s)/Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 28, 1947  
Recording No: Book 375, page 186  
  
Amendment(s)/Modification(s) of said covenants, conditions and restrictions  
Recording Date: July 13, 1948  
Recording No: Book 391, page 104
2. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: March 16, 1988  
Recording No: Reel 608, page 221
3. Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:  
Grantor: State of Oregon, by and through its Department of Transportation, Highway Division  
Grantee: Gregory C. Holland  
Recording Date: April 1, 1988  
Recording No.: Reel 611, page 294
4. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document  
Recording Date: April 1, 1988  
Recording No: Reel 611, page 294

STATUTORY WARRANTY DEED  
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 20, 2024

Dhote Kaur Revocable Living Trust

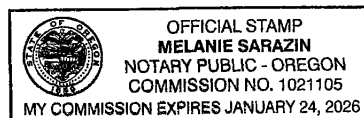
BY: [Signature]  
Harnek S. Dhote  
Trustee

BY: [Signature]  
Harpreet Kaur  
Trustee

State of Oregon  
County of Marion

This instrument was acknowledged before me on May 20, 2024 by Harnek S. Dhote and Harpreet Kaur as Trustees of the Dhote Kaur Joint Revocable Living Trust u/t/a August 31, 2023.

[Signature]  
Notary Public - State of Oregon  
My Commission Expires: 1/24/2026



Marion County  
Document Separator Page

**Instrument # 2024-15082**

**May 21, 2024 12:03 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: \$96.00

Bill Burgess  
Marion County Clerk

This is not an invoice.