



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
JCCD Property Holding LLC
2789 Matt Dr.
Eugene, OR 97408

Until a change is requested all tax statements shall be
sent to the following address:
JCCD Property Holding LLC
2789 Matt Dr.
Eugene, OR 97408
File No. 360371AM

REEL 4321 PAGE 192
MARION COUNTY
BILL BURGESS, COUNTY CLERK
04-09-2020 09:32 am.
Control Number 596550 \$ 91.00
Instrument 2020 00018574

STATUTORY WARRANTY DEED

Vice Enterprises, LLC

Grantor(s), hereby convey and warrant to

JCCD Property Holding LLC,

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:

Parcel 3, of Partition Plat 2017-032, in the City of Salem, Marion County, Oregon (Recorded June 16, 2017, in Reel 3957, Page 424, Marion County County Deed Records, Oregon)

The true and actual consideration for this conveyance is \$375,825.55.

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:

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 8th day of April, 2020

Vice Enterprises, LLC

X [Signature]
Jon Hudnall, manager

X [Signature]
Randy Hudnall, manager



State of Oregon} ss
County of Marion}

On this 8th day of April, 2020, before me, * Shea Allyce Weiner a Notary Public in and for said state, personally appeared Jon Hudnall and Randy Hudnall known or identified to me to be the Managing Member in the Limited Liability Company known as Vice Enterprises 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: Salem

Commission Expires: 10-27-2023

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April 09, 2020, 09:32 am.

CONTROL #: 596550

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
COUNTY CLERK**

THIS IS NOT AN INVOICE.