

628842 AM

Until a change is requested,  
all tax statements shall be sent to:  
CC Phase II LLC  
693 Chemeketa Street NE  
Salem OR 97301

After recording return to:  
Sherman Sherman Johnnie & Hoyt, LLP  
693 Chemeketa Street NE  
Salem OR 97301

MARION COUNTY RECORDS

2024-16140

D-DEED

05/31/2024 10:03 AM

\$20.00 \$11.00 \$10.00 \$60.00

\$101.00



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

*Bill Burgess*

Pgs=4 TLM

STATUTORY SPECIAL WARRANTY DEED

Center Street 680 Holdings, LLC, a Delaware limited liability company, Grantor,  
conveys and specially warrants to CC Phase II LLC, an Oregon limited liability company,  
Grantee, the following described real property free of encumbrances created or suffered by the  
Grantor except as specifically set forth herein:

**Lots 2 and 3, Block 69, SALEM, Marion County, Oregon.**

APN: 589466 / Map Tax Lot: 073W22DD05200

Subject to those encumbrances set forth in the attached Exhibit A.

The true consideration for this conveyance is \$212,500.

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.

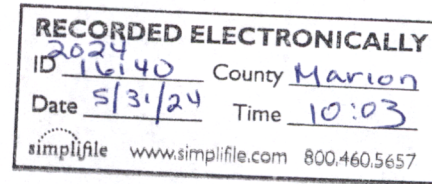
STATUTORY SPECIAL WARRANTY DEED - PAGE 1

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DATED: 5/20/, 2024.

GRANTOR:

CENTER STREET 680 HOLDINGS, LLC, a Delaware limited liability company  
By: M360 Advisors, LLC

Its: Manager

Matthew Koelliker

Its: Authorized Signatory

STATE OF OREGON

)

) ss.

County of \_\_\_\_\_

)

On this \_\_\_\_ day of \_\_\_\_\_, 2024, personally appeared before me \_\_\_\_\_  
[name], on behalf Center Street 680 Holdings, LLC,  
a Delaware limited liability company, as its \_\_\_\_\_ [title]  
and acknowledged the foregoing instrument to be [his/her] voluntary act and deed.

Notary Public for Oregon

My Commission expires: \_\_\_\_\_

STATUTORY SPECIAL WARRANTY DEED - PAGE 2



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange )

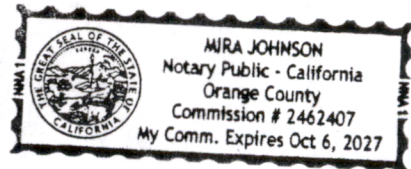
On May 28, 2024 before me, Mira Johnson, Notary Public  
(insert name and title of the officer)

personally appeared Matthew Koelliker,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)





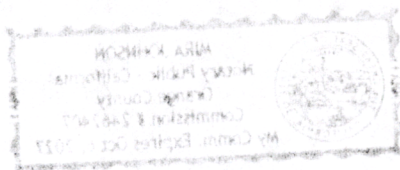


Exhibit A  
[Exceptions]

1. Rights of tenants under existing leases or tenancies.

Marion County  
Document Separator Page

**Instrument # 2024-16140**

**May 31, 2024 10:03 AM**

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  
Marion County Clerk

This is not an invoice.