

File No.: 23-101613

<b>Grantor</b>
Stark Woodland Properties, Inc., an Oregon Corporation PO Box 329, 12042 SE Sunnyside Road Clackamas, OR 97015
<b>Grantee</b>
5005 COMMERCIAL LLC, an Oregon limited liability company 23878 SW Robson Terrace Sherwood, OR 97140
<b>After recording return to</b>
5005 COMMERCIAL LLC, an Oregon limited liability company 23878 SW Robson Terrace Sherwood, OR 97140
<b>Until requested, all tax statements shall be sent to</b>
5005 COMMERCIAL LLC, an Oregon limited liability company 23878 SW Robson Terrace Sherwood, OR 97140
Tax Acct No(s): 083W15AA00100, 575230 ; 083W15AA00200, 575227

REEL 4693 PAGE 290  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
03-09-2023 03:04 pm.  
Control Number 733074 \$ 106.00  
Instrument 2023 00006205

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

**Stark Woodland Properties, Inc., an Oregon Corporation**, Grantor conveys and warrants to **5005 COMMERCIAL LLC, an Oregon limited liability company**, Grantee, the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$3,100,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 8 day of March, 2023

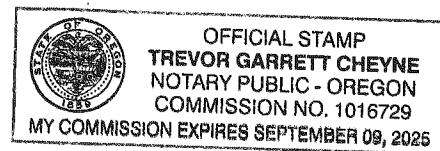
Stark Woodland Properties, Inc., an Oregon Corporation

By: [Signature]  
Name: Dolly Hachem  
Its: President

STATE OF Oregon  
COUNTY OF Multnomah

This instrument was acknowledged before me this 8 day of March, 2023 by Dolly Hachem, as President, of Stark Woodland Properties, Inc., an Oregon Corporation, on behalf of the limited liability corporation.

[Signature]  
Print Name: Trevor Garrett Cheyne  
Notary Public for the State of: OR  
My Commission Expires: 9/9/25



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel I:**

Beginning on the North line of Lot Four (4) of Grabenhorst Fruit Farms No. 1, in Marion County, Oregon, at a point 500.00 feet North 89°24' East from the Northwest corner of Lot Three (3) in said subdivision; thence South 0°05' East parallel with the West line of said Lot Three (3) a distance of 305.07 feet to an iron pipe; thence South 89°55' East and parallel with the South line of Lot Four (4) a distance of 160.00 feet to the East line of said Lot Four (4); thence North 0°05' West along the East line of said Lot Four (4) a distance of 61.05 feet to the Westerly boundary of New Pacific Highway; thence North 24°47' West along the Westerly boundary line of said Highway 273.57 feet to the North line of said Lot Four (4); thence South 89°24' West along the North line thereof 45.62 feet to the place of beginning.

**SAVE AND EXCEPT:**

Beginning at a point on the West line of Lot Five (5), Grabenhorst Fruit Farms in Marion County, Oregon, which point is 355 feet North 0°08' West from the Southwest corner of said Lot Five (5) and running thence South 0°08' East 25 feet to an iron pipe; thence North 89°57' West, parallel with the South line of Lot Four (4) of said Grabenhorst Fruit Farms, a distance of 70 feet to an iron pipe; thence Northeasterly to the place of beginning.

Also,

Beginning at a point on the West line of Lot 5, Grabenhorst Fruit Farms, in Marion County, Oregon, which point is found by measuring 330 feet North 0°08' West and 70 feet North 89°57' West (parallel with the South line of Lot 4 of said Grabenhorst Fruit Farms) and Northeasterly on a line which intersects the West line of said Lot 5, a distance of 355 feet North 0°08' West from the Southwest corner thereof; thence continuing along a direct Northeasterly extension of said line, to the Westerly boundary of Commercial Street, Southeast (Pacific Highway); thence Northwesterly, along the Westerly boundary of said Commercial Street to an iron pipe at the point which same intersects the West line of said Lot 5; thence South 0°08' East, along the West line of said Lot 5, a distance of 34.9 feet, more or less, to the place of beginning.

**SAVE AND EXCEPT:**

Beginning at the Southwest corner of a tract of land conveyed by deed to Reuben A. Worster, as recorded in Reel 228, Page 1481, Deed Records, Marion County, Oregon, said point being North 0°48'52" East 330 feet and South 89°0'56" East 500 feet from the Southwest corner of Lot 3, Grabenhorst Fruit Farms No. 1, City of Salem, Marion County, Oregon, and North 0°48'52" East 330 feet and North 89°0'56" West 392.20 feet, more or less, from the point of intersection of the center line of Barnes Road and the center line of Commercial Street; thence Northerly along the West line of said Worster tract 34.68 feet; thence Northeasterly 167.50 feet to a point on the East line of said Worster tract, said point being Northerly 17.53 feet from the most Easterly Southeast corner of said Worster tract; thence Southerly along the East line of said Worster tract; thence Southerly along the East line of said Worster tract to the Southeast corner thereof; thence Southwesterly along the South line of said Worster tract 89.22 feet to a point, said point being Easterly 90 feet from the point of beginning; thence Westerly along said South line to the point of beginning.

**Parcel II:**

Beginning on the North line of Lot Four (4) in Grabenhorst Fruit Farms No. 1, in Township 8 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, at a point 400.00 feet North 89°24' East from the Northwest corner of Lot No. 3 in said subdivision; thence South 0°05' East and parallel to the West line of said Lot No. 3, 304.60 feet to an iron pipe; thence South 89°55' East and parallel to the West line of said Lot No. 4, 100.0 feet to an iron pipe; thence North 0°05' West and parallel to the West line of said Lot No. 3, 305.07 feet to the North line of said Lot No. 4; thence South 89°24' West along the North line thereof 100.00 feet to the point of beginning.

**SAVE AND EXCEPT:**

Therefrom the following described property awarded to the City of Salem, a municipal corporation, by virtue of Judgment by Stipulation, Case No. 85-0114, Marion County Circuit Court: Beginning at the Southwest corner of a tract of land conveyed by deed to G.B. and E.E. Crump as recorded in Volume 340, Page 470, Deed Records of Marion County, Oregon, said point being North 0°49'52" East 330 feet and South 89°0'56" East, 400 feet from the Southwest corner of Lot 3, Grabenhorst Fruit Farms No. 1, City of Salem, Marion County, Oregon, and North 0°48'52" East, 330 feet and North 89°0'56" West 492.20 feet, more or less, from the point of intersection of center

line of Barnes Road, City of Salem, Marion County, Oregon, and the center line of Commercial Street; thence Northerly along the West line of said Crump tract 28.68 feet; thence Northeasterly 100.16 feet to a point on the East line of said Crump tract, said point being Northerly 34.68 feet from the Southeast corner thereof; thence Southerly along said East line to said Southeast corner; thence Westerly along the South line of said Crump tract, 100 feet to the point of beginning.

Save and Except therefrom that portion of the above described property which was conveyed to the City of Salem, a municipal corporation by instrument, including the terms and provisions thereof, recorded August 26, 1994, in Reel 1188, Page 605, Marion County Records.

SAVE AND EXCEPT THEREFROM that property conveyed to City of Salem, recorded December 14, 2015 in Reel 3767, Page 117.

## EXHIBIT "B"

### Exceptions

1. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of  
Salem Recorded:  
November 13, 1964  
Instrument No.: Book: 593, Page: 561
2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of  
Salem Recorded:  
December 14, 2015  
Instrument No.: Reel: 3767, Page: 118
3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: City of  
Salem Recorded:  
December 14, 2015  
Instrument No.: Reel: 3767, Page: 119
4. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:  
Amount: \$1,612,000.00  
Trustor/Grantor: Stark Woodland Properties, Inc., an Oregon  
Corporation Trustee: Stewart Title Guaranty Company, a Texas  
corporation Beneficiary: Symetra Life Insurance Company, an Iowa  
corporation Dated: June 7, 2018  
Recorded: June 7, 2018  
Instrument No.: Reel: 4085, Page: 472
5. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,  
Lessor: Stark Woodland Properties, Inc.  
Lessee: Shari's Management Corporation, A Delaware  
Corporation Disclosed by: Memorandum of Lease  
Date: June 5, 2018  
Recorded: June 7, 2018  
Instrument No.: Reel: 4085, Page: 474

**REEL: 4693**

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**March 09, 2023, 03:04 pm.**

**CONTROL #: 733074**

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: \$ 106.00

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**