



*First American*

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State  
**OR**

County  
**Marion**

Document Number  
**2015.37696**

**Limitation of Liability for Informational Report**

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**RECORDING COVER SHEET (Please Print or Type)**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY  
THE COUNTY RECORDING OFFICE*

**AFTER RECORDING RETURN TO:**

Land Services USA, Inc.

1 S. Church Street, Suite 300

West Chester, PA 19382

Attn: Post Closing

**1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)**

Special Warranty Deed

**2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160**

Ventas Realty, Limited Partnership

**3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160**

CCP Sunnyside 0452 LLC

**4) TRUE AND ACTUAL CONSIDERATION**

ORS 93.030(5) – Amount in dollars or other

\$ 0.00 ☐ Other

**5) SEND TAX STATEMENTS TO:**

c/o Altus Group US #0452

21001 N. Tatum Blvd., Suite 1630-630

Phoenix, AZ 85050

**6) SATISFACTION of ORDER or WARRANT**

ORS 205.125(1)(e)

CHECK ONE: ☐ FULL  
(If applicable) ☐ PARTIAL

**7) The amount of the monetary  
obligation imposed by the order  
or warrant. ORS 205.125(1)(c)**

\$ \_\_\_\_\_

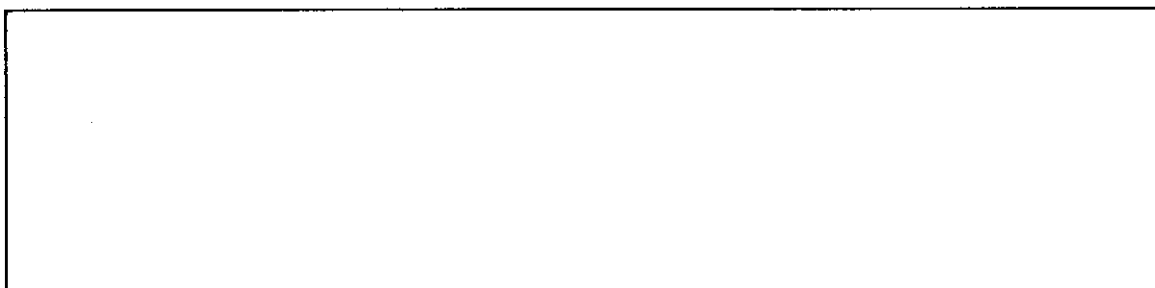
**8) If this instrument is being Re-Recorded, complete the following statement, in  
accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF \_\_\_\_\_**

**TO CORRECT \_\_\_\_\_**

PREVIOUSLY RECORDED IN BOOK \_\_\_\_\_ AND PAGE \_\_\_\_\_, OR AS FEE  
NUMBER \_\_\_\_\_."

**After Recorded Return to:**

Record & Return to:  
Land Services USA, Inc.  
1 South Church Street, Suite 300  
West Chester, PA 19382



**Send Tax Statements to:**

c/o Altus Group US "#0452"  
21001 N. Tatum Blvd.  
Suite 1630-630  
Phoenix, AZ 85050

**SPECIAL WARRANTY DEED**

VENTAS REALTY, LIMITED PARTNERSHIP ("Grantor"), conveys and specially warrants to CCP SUNNYSIDE 0452<sup>1</sup> ("Grantee"), the real property located in Marion County, Oregon, described as set forth herein: **LLC**

SEE EXHIBIT A FOR LEGAL DESCRIPTION (the "Property").

The actual consideration consists of other value given which is the whole of the consideration.

This conveyance (the "Deed") is expressly made subject to (1) taxes not yet due and payable, (2) matters arising before the date Grantor acquired title to the Property (including for the avoidance of doubt matters arising during periods of time in which title was held by Grantor's predecessors by reorganization, consolidation, merger, name change, etc.), (3) all encumbrances and defects of title arising on or after such acquisition date that (x) were not created, caused or permitted by the named Grantor, or (y) do not have a material adverse effect on the operation of the Property for its current use on the date this Deed is executed and delivered (including, without limitation, the facility lease, if any), and (4) those matters set forth on the schedules to the assignments of leases related to the Property that are being executed and delivered on or about the date of this Deed.

The warranty contained herein shall be solely for the benefit of and enforceable by Grantee hereunder and for no other party including heirs, successors and assigns of Grantee and under no circumstances shall such warranty be deemed to run with the Property conveyed by this Deed. The term Grantor as used herein shall exclude any predecessor to Grantor, including predecessors by reorganization, consolidation, merger, name change, etc.

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

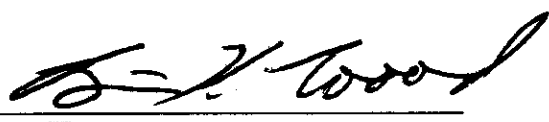
AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

*[Signature on Next Page]*

Dated this 7 day of August, 2015.

Ventas Realty, Limited Partnership,  
a Delaware limited partnership

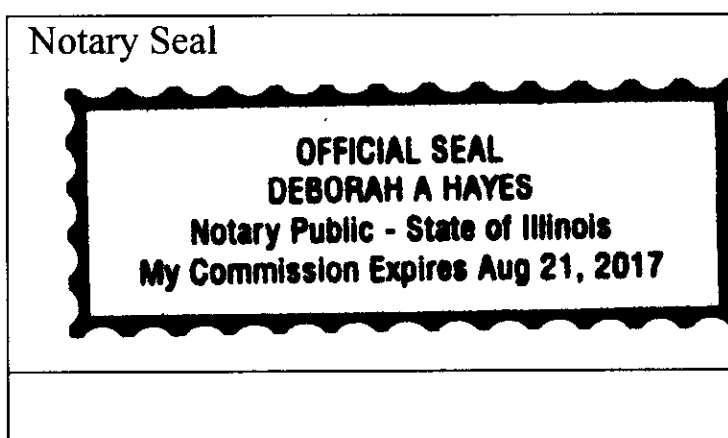
By: Ventas, Inc., its general partner

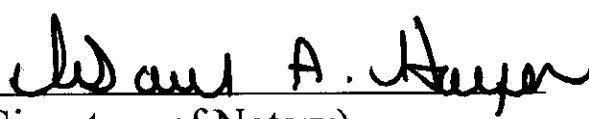
By:   
Name: **Brian K. Wood**  
Title: **Sr. Vice President & Chief Tax Officer**

STATE OF Illinois )  
COUNTY OF Cook )ss.  
)

On this 7<sup>th</sup> day of August 2015, before me, the subscriber, a Notary Public in and for said State and County, personally appeared Brian K. Wood, the SVP, Chief Tax Officer of Ventas, Inc., the general partner of Ventas Realty, Limited Partnership, known or identified to me to be the person whose name is subscribed to the within instrument, and in due form of law acknowledged that he/she is authorized on behalf of said company to execute all documents pertaining hereto and acknowledged to me that he/she executed the same as his/her voluntary act and deed on behalf of said company.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said State and County on the day and year last above written.



  
(Signature of Notary)

My Commission Expires: 8-21-2017

**Land Services USA, Inc.**  
Accommodation Recording  
File No. ORPA15-2677  
**THIS DOCUMENT NOT INSURED**

## **EXHIBIT A**

### **Legal Description**

Beginning at a point, (marked by an iron pipe), on the North line of the parcel conveyed to Clyde J. Boyce, et ux, by deed recorded in Volume 365, Page 458, of Marion County, Oregon, Deed Records, which is 2.64 feet South 14° 40' West and 1076.23 feet South 89° 46' East from the Northeast corner of the J.R. Patterson Donation Land Claim in Township 8 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence South 8° 03' West 184.05 feet to an iron pipe; thence South 56° 41' East 148.86 feet to an iron pipe; thence South 79° 12' East 79.07 feet to an iron pipe; thence North 55° 09' East 43.74 feet to an iron pipe; thence South 83° 26' East 227.77 feet to an iron pipe on the West line of Sunnyside Road; thence North 8° 04' East along said West line 280.80 feet to the iron pipe which marks the Northeast corner of said Boyce parcel; thence North 89° 46' West 477.80 feet to the place of beginning.

Sunnyside Care Center  
4515 Sunnyside Road, Southeast, Salem, OR  
Site No.0452

**REEL: 3737**

**PAGE: 425**

**August 31, 2015, 01:06 pm.**

CONTROL #: 392334

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: \$ 66.00

BILL BURGESS  
COUNTY CLERK

THIS IS NOT AN INVOICE.