

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

900 SW 5th Avenue
Portland, OR 97204

GRANTOR'S NAME:

The Pictsweet Company

GRANTEE'S NAME:

East Park LLC, an Oregon limited liability company

AFTER RECORDING RETURN TO:

Order No.: 45141809846-PK

East Park LLC, an Oregon limited liability company

P.O. Box 2201

Lake Oswego, OR 97035

SEND TAX STATEMENTS TO:

East Park LLC, an Oregon limited liability company

P.O. Box 2201

Lake Oswego, OR 97035

APN: R23932

R23955

R23957

R23960

R23963

R336299

R346188

APN/Parcel ID(s) R23932, R23955, R23957, R23960, R23963,
R336299 and R346188

REEL 4230 PAGE 271

MARION COUNTY

BILL BURGESS, COUNTY CLERK

08-15-2019 02:13 pm.

Control Number 564105 \$ 116.00

Instrument 2019 00037809

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

The Pictsweet Company, a Delaware corporation, Grantor, conveys and warrants to East Park 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TEN MILLION SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$10,650,000.00). (See 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.

Fidelity National Title of Oregon 607-71803152-com

STATUTORY WARRANTY DEED

(continued)

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

Dated August 14, 2019; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

The Pictsweet Company, a Delaware corporation

BY: Jeremy Stephan

NAME: JEREMY STEPHAN

TITLE: VP of Finance

State of Tennessee

County of Crockett

This instrument was acknowledged before me on August 14, 2019 by Jeremy Stephan
as VP of Finance of The Pictsweet Company, a Delaware corporation

Sandy DeLoach
Notary Public - State of Tennessee

My Commission Expires: 11/26/21

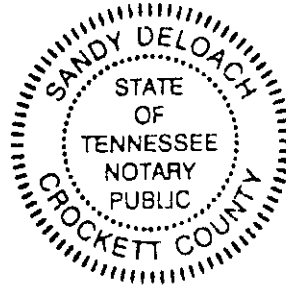


EXHIBIT "A"
Legal Description

PARCEL I: Beginning at a point which is 0.30 chains North and 1.666 chains West from the most Northerly Northwest corner of the J. C. Caplinger Donation Land Claim, in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point is also described as being at the intersection of the West line of a County Road (which road is described in Volume 133, Page 149, Deed Records for Marion County, Oregon), and the center line of Salem to Geer Road; and running thence West 10.907 chains along the center line of said Salem to Geer Road to the Southeast corner of the R. E. West property described in deed recorded in Volume 102, Page 501, Deed Records for Marion County, Oregon; thence North along the East line of said R. E. West property 20.34 chains to the South boundary of the Southern Pacific Railroad Right of Way; thence East along said right of way 10.907 chains to the West line of the County Road; thence South along the West line of said County Road 20.302 chains to the place of beginning.

EXCEPT that part conveyed to Marion County, Oregon, by deed dated October 7, 1957, recorded October 10, 1957, in Volume 504, Page 741, and by deed dated July 14, 1960, recorded December 28, 1960, in Volume 540, Page 545, Deed Records for Marion County, Oregon.

PARCEL II: Beginning at a point which is 12.50 chains West and 61 links North of the most Northerly Northwest corner of J. C. Caplinger's Donation Land Claim, in Township 7 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; and running thence North 20.03 chains to the R. Savage's line; thence West 5.53 chains; thence South 20.05 chains to the center of the County Road leading to Salem; thence East to the place of beginning.

EXCEPT that part lying in Southern Pacific Railroad right of way, and that part conveyed to Marion County, Oregon, by deed dated October 7, 1957, recorded October 10, 1957, in Volume 504, Page 744, Deed Records for Marion County, Oregon.

PARCEL III: Beginning in the center of the County Road at a point which is 0.72 chains North 1' 20" West and 1193.36 feet South 89° 34' West from the most Northerly Northwest corner of the J. C. Caplinger Donation Land Claim No. 75, in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89° 34' West along the center of said County Road, a distance of 339.96 feet; thence North 0° 11' West 204.50 feet; thence South 89° 49' West 8.63 feet; thence North 0° 08' West 1051.24 feet to the South line of the Southern Pacific Railroad right of way; thence South 89° 51' East along the South line of the said Railroad right of way 348.76 feet; thence South 0° 08' East 1252.36 feet to the place of beginning.

EXCEPT that part conveyed to Marion County, Oregon, by deed dated October 7, 1957, recorded October 10, 1957, in Volume 504, Page 742, Deed Records for Marion County, Oregon.

PARCEL IV: Beginning at a point 27.57 chains South 89° 30' East from the Southwest corner of the Donation Land Claim of Zachariah Pollard and wife, in Township 7 South, Range 2 West of the Willamette Meridian, in Marion County, Oregon; thence running South 89° 30' East 15.43 chains; thence South 0° 30' East 26.30 chains to the South line of the Samuel Parker Donation Land Claim; thence North 89° 30' West 15.43 chains; thence North 0° 30' West 26.10 chains to the place of beginning, situated in Marion County, Oregon.

SAVE AND EXCEPT that portion thereof lying within the right of way of the Southern Pacific Company along the Southerly boundary.

ALSO SAVE AND EXCEPT: Beginning in the center of the County Road at a point which is 2179.62 feet South 89° 30' East from the Southwest corner of the Zachariah Pollard Donation Land Claim in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 89° 30' East along the center of said road, a distance of 175.00 feet; thence South 0° 40' East parallel with the West line of Parcel No. 1 of a tract of land conveyed to West Foods and recorded in Volume 522, Page 143, Deed Records for said County and State, a distance of 400.00 feet; thence North 89° 30' West parallel with the center of said road, 175.00 feet; thence North

EXHIBIT "A"
Legal Description

0'40' West a distance of 400.00 feet to the place of beginning.

PARCEL V: Beginning at a point 21.27 chains North and 79.80 chains East of the most Southerly Southeast corner of the Donation Land Claim of Samuel Parker and wife, in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence East on the South line of Samuel Parker's Claim 15.30 chains; thence North 0'30' West 26.20 chains to the North line of M. L. Savage's Donation Land Claim; thence North 89'30' West along the North line of said M. L. Savage's Claim 15.30 chains; thence South 0'30' East 26.20 chains to the place of beginning, and situated in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

SAVE AND EXCEPT that portion conveyed to the Southern Pacific Railroad Company.

ALSO SAVE AND EXCEPT: Beginning at a point South 92 links, South 89'30' East 53.94 chains and South 0'30' East 30 links, from the Southwest corner of the Zachariah Pollard Donation Land Claim; thence South 0'30' East 6.70 chains to an iron rod; thence South 89'30' East 4.10 chains to an iron rod; thence North 0'30' West 6.70 chains to the South boundary of the County Road; thence North 89'30' West along the South boundary of said County Road, 4.10 chains to the point of beginning, all in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

ALSO SAVE AND EXCEPT that portion conveyed to Marion County, Oregon, by deed dated March 29, 1961, recorded March 31, 1961, in Volume 543, Page 378, Deed Records for Marion County, Oregon.

PARCEL VI: Beginning at an iron pipe .72 chains North 1° 20' West, 1723.32 feet South 89° 34' West and North 0° 11' West, 205.33 feet from the most Northerly Northwest corner of the J. C. Caplinger Donation Land Claim in township 7 South, range 2 West of the Willamette Meridian in Marion County, Oregon, and running thence South 89° 49' West, 18.63 feet; thence North 0° 08' West, 1051.24 feet to the South line of the Southern Pacific Co. Railroad right of way; thence South 89° 51' East along said right of way, 200.00 feet to an iron pipe; thence South 0° 08' East 1051.24 feet to an iron pipe; thence South 89° 49' West 181.37 feet to the place of beginning.

PARCEL VII: Beginning at as point in the center of the County Road leading from Geer to Salem, which is 10.681 chains west of a point which is 12.56 chains West and 60 links North from the most Northerly Northwest corner of the J. C. Caplinger Land Claim No. 75 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; and running thence West along the centerline of said County Road, 190 feet; thence North 200 feet; thence East 190 feet; thence South 200 feet to the point of beginning.

Save and except that portion conveyed to Marion County, a political subdivision of the State of Oregon, by instrument recorded September 26, 1957, in Volume 504, Page 419, Deed Records for Marion County, Oregon.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$20,801.64

Affects: Parcel III

2. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$70,729.74

Affects: Parcel IV

3. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$71,744.95

Affects: Parcel V

4. As disclosed by the assessment and tax roll, the premises herein were once specially assessed for farmland, forestland or other special assessment status and later disqualified. Per ORS 308A.700 to 308A.733, additional taxes were imposed and remain as potential additional tax liability for the property. A check with the Assessor's office will be necessary to determine the effect and continuation of the additional tax liability.

Additional Tax Liability Amount: \$8,132.66

Affects: Parcel VI

5. Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.

6. Reservation of all the coal and other minerals, including the terms and provisions thereof, recorded December 3, 1942 in Book 278, Page 147, Deed Records, Marion County, Oregon.
Affects: Parcels III, VI and VII

7. Reservation of right of way for ditches, canals and reservoir sites for irrigation purposes, including the terms and provisions thereof, recorded December 3, 1942 in Book 278, Page 147, Microfilm Records, Marion County, Oregon.
Affects: Parcels III, VI and VII

EXHIBIT "B"
PERMITTED EXCEPTIONS

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company
Purpose: Transmission lines
Recording Date: July 28, 1961
Recording No: Book 547, Page 204
Affects: Parcel I
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Marion County
Purpose: Pipelines
Recording Date: October 4, 1966
Recording No: Book 622, Page 642
Affects: Parcel VI
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Marion County
Purpose: Pipelines
Recording Date: October 4, 1966
Recording No: Book 622, Page 643
Affects: Parcel IV and V
11. Easement for existing public utilities in vacated street area and the conditions imposed thereby.
Reserved by vacating order entered: April 3, 1978 in Reel 118, Page 1011, Microfilm Records, Marion County, Oregon.
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
12. Granted to: Portland General Electric Company
Purpose: Electrical Transmission lines
Recording Date: April 8, 1981
Recording No: Reel 246, Page 657
Affects: Parcel IV and V
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Portland General Electric Company
Purpose: Anchor
Recording Date: April 8, 1981
Recording No: Reel 246, Page 685
Affects: Parcel I
14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Adjoining property owners
Purpose: Ingress and egress
Recording Date: February 10, 1992
Recording No: Reel 922, Page 366
Affects: Parcel IV

EXHIBIT "B"
PERMITTED EXCEPTIONS

15. Overhead electric lines, water line, underground telephone line, sanitary sewer access and zoning restricts as shown by Wilhelm Engineering Inc. Survey Pros: 98049 dated December 1, 1998
16. Memorandum of Contract (Water Right Conveyance Agreement), including the terms and provisions thereof,

Recording Date: October 21, 2009
Recording No: Reel 3115, Page 211
Affects: Parcel I

Said water rights were further conveyed by Quitclaim Deed,

Recorded: March 10, 2011 ;
Recording No.: Reel 3267, Page 98
Grantor: The Pictsweet Company
Grantee: Steven V. Johnson
17. Matters contained in that certain document

Entitled: Private Road Improvement Agreement
Executed by: Marion County, The Pictsweet Company, PS Mushrooms, LLC, State Street Mushrooms, LLC, Cordon Road Mushrooms, LLC, Marion Mushrooms Farm, LLC, Auburn Road Mushroom Farm, LLC and Marion County
Recording Date: May 6, 2011
Recording No: Reel 3282, Page 365
Which provides for, among other things: To provide for the construction of Transportation and Storm Drainage related to the development of Farmington Estates and Farmington Village.

Reference is hereby made to said document for full particulars.
18. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.

REEL: 4230

PAGE: 271

August 15, 2019, 02:13 pm.

CONTROL #: 564105

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: \$ 116.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.