



After recording return to:
Ward Development, LLC
6998 Chakarun Lane SE
Salem, OR 97306

Until a change is requested all tax
statements shall be sent to the
following address:
Ward Development, LLC
6998 Chakarun Lane SE
Salem, OR 97306

File No.: 7081-3250091 (JK)
Date: December 03, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

REEL 4274 PAGE 409
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-06-2019 02:14 pm.
Control Number 579704 \$ 101.00
Instrument 2019 00059947

STATUTORY WARRANTY DEED

Sustainable Fairview Associates, LLC, Grantor, conveys and warrants to **Ward Development, LLC**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$500,000.00**. (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.

Dated this 6 day of December, 2019.

Sustainable Fairview Associates, LLC

By: [Signature]
Name: Susan M. Leeson
Title: Managing Member

STATE OF Oregon)
)ss.
County of Marion)

This instrument was acknowledged before me on this 6 day of December, 2019 by Susan M. Leeson as Managing Member of Sustainable Fairview Associates, LLC, on behalf of the LLC.



[Signature]
Notary Public for Oregon
My commission expires: 2-5-22

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Marion, State of Oregon, described as follows:

Parcel I:

Beginning at a 5/8" iron rod at the Southeast corner of Tract Q Pringle Community as recorded in Book 46, Page 52, Marion County Book of Town Plats in the Southeast Quarter of Section 2, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon; thence along the South line of Tract Q and its extension South 87°29'29" West 118.95 feet to a 5/8" iron rod at the most Northerly Northeast corner of Parcel 3, Partition Plat 2015-029 as recorded in the Marion County Book of Partition Plats; thence along the East line of said Parcel 2 the following six calls: South 47°08'15" East 1.14 feet to a 5/8" iron rod; 175.42 feet along a 215.00 foot radius curve to the right (the chord of which bears South 23°45'47" East 170.60 feet) to a 5/8" iron rod; South 00°23'20" East 451.87 feet to a 5/8" iron rod; 52.42 feet along a 215.00 foot radius curve to the left (the chord of which bears South 06°35'45" West 52.29 feet) to a 5/8" iron rod; South 13°34'50" East 90.84 feet to a 5/8" iron rod; South 25°53'18" West 344.69 feet to a 5/8" iron rod; thence South 62°15'50" East 663.72 feet to a 5/8" iron rod; thence 37.80 feet along a 107.00 foot radius curve to the right (the chord of which bears South 52°08'36" East 37.60 feet) to a 5/8" iron rod; thence South 42°01'23" East 17.43 feet to a 5/8" iron rod; thence North 47°59'18" East 91.77 feet to a 5/8" iron rod; thence 35.89 feet along a 247.50 foot radius curve to the right (the chord of which bears North 52°09'48" East 35.86 feet) to a 5/8" iron rod; thence North 56°19'02" East 31.78 feet; thence along the West Right of Way of Lindburg Road the following three calls: 11.92 feet along a 13.00 foot radius curve to the left (the chord of which bears North 06°30'17" West 11.51 feet) to a 5/8" iron rod; 27.90 feet along a 480.00 foot radius curve to the right (the chord of which bears North 31°07'01" West 27.90 feet) to a 5/8" iron rod; North 60°29'36" East 60.00 feet to a 5/8" iron rod; thence 124.34 feet along a 420.00 foot radius curve to the right (the chord of which bears North 20°57'46" West 123.88 feet) to a 5/8" iron rod; thence North 57°52'39" East 81.00 feet to a 5/8" iron rod; thence South 70°04'30" East 27.00 feet to a 5/8" iron rod; thence North 65°11'17" East 146.00 feet; thence North 37°39'21" West 106.00 feet to a 5/8" iron rod; thence 48.24 feet along a 540.00 foot radius curve to the left (the chord of which bears North 64°25'35" East 48.22 feet) to a 5/8" iron rod; thence 272.22 feet along a 480.00 foot radius curve to the right (the chord of which bears North 78°06'53" East 268.59 feet) to a 5/8" iron rod; thence North 16°41'36" East 3.79 feet to a 5/8" iron rod on the South Right of Way of Strong Road; thence along said South Right of Way 55.92 feet along a 1230.00 foot radius curve to the right (the chord of which bears North 75°55'59" West 55.92 feet) to a 5/8" iron rod at the Southwest Corner of Strong Road; thence along the West right of Way of Strong Road North 15°22'10" East 14.52 feet to a 5/8" iron rod; thence 124.26 feet along a 510.00 foot radius curve to the left (the chord of which bears South 81°34'57" West 123.95 feet) to a 5/8" iron rod; thence North 00°33'26" West 198.90 feet to a 5/8" iron rod; thence North 80°48'09" West 313.35 feet to a 5/8" iron rod; thence 175.45 feet along a 1000.00 foot radius curve to the right (the chord of which bears North 18°07'54" East 175.23 feet) to a 5/8" iron rod; thence 367.75 feet along a 510.00 foot radius curve to the left (the chord of which bears North 02°30'02" East 359.83 feet) to a 5/8" iron rod; thence 416.47 feet along a 510.00 foot radius curve to the right (the chord of which bears North 05°14'15" East 405.00 feet); thence 386.69 feet along a 405.00 foot radius curve to the left (the chord of

which bears North 01°16'45" East 372.16 feet) to a 5/8" iron rod on the South Right of Way of Old Strong Road; thence along said South Right of Way the following two calls: 88.90 feet along a 7657.53 foot radius curve to the left (the chord of which bears North 43°59'41" West 88.90 feet) to a 5/8" iron rod; North 44°24'51" West 40.79 feet to a 5/8" iron rod; thence along the East line Pringle Community the following two calls: South 30°11'17" West 390.96 feet to a 5/8" iron rod; South 36°46'18" West 557.00 feet to the Point of Beginning.

TOGETHER WITH that right of way as described in Warranty Deed recorded August 09, 2019 as Reel 4228, Page 183, Film Records.

SAVE AND EXCEPT that right of way as described in Warranty Deed recorded August 09, 2019 as Reel 4228, Page 182, Film Records.

Parcel II:

Parcel 1 of Partition Plat 2019-67, recorded November 20, 2019, in Book of Partition Plats and in Reel 4268, Page 266, Deed Records for Marion County, Oregon.

Parcel III:

Lots 1, 2 and 3, Lindburg Green, as platted and recorded in Volume H47, Page 24, Book of Town Plats for Marion County, Oregon.

REEL: 4274

PAGE: 409

December 06, 2019, 02:14 pm.

CONTROL #: 579704

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
COUNTY CLERK

THIS IS NOT AN INVOICE.