

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

GRANTOR'S NAME:

Granada Land Co., L.L.C.

GRANTEE'S NAME:

Northstar Communities LLC

AFTER RECORDING RETURN TO:

Order No.: 471817061031-DS

Northstar Communities LLC
9550 SE Clackamas Road
Clackamas, OR 97015

SEND TAX STATEMENTS TO:

Northstar Communities LLC
9550 SE Clackamas Road
Clackamas, OR 97015

REEL 3978 PAGE 175
MARION COUNTY
BILL BURGESS, COUNTY CLERK
08-04-2017 02:47 pm.
Control Number 470318 \$
66.00
Instrument 2017 00040742

APN: R22030
R19262
R327249
R22089
R22031
R22029
R22028

Map: 062W32C 00200
062W32C 00700
062W32C 00701
062W32C 00800
062W32C 00900
062W32C 0100
062W32D 01100

4985 Kale St NE, Salem, OR 97305

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Granada Land Co., L.L.C., an Oregon limited liability company, Grantor, conveys and warrants to Northstar Communities 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:

Parcel 1:

Beginning at a point on the North boundary line of the W. B. Stephens Donation Land Claim No. 48 marking the Northeast corner of Parcel 1 as described in Deed recorded in Reel 339, Page 623, Deed Records which point bears South 89° 09' 46" West 1281.72 feet from the Northeast corner of said Stephens Claim and being situated in the Southeast quarter of Section 32, Township 6 South, Range 2 West, Willamette Meridian in Marion County, Oregon; thence South 00° 11' 57" East along the East line of said parcel 1, a distance of 1346.75 feet to an iron rod marking the true point of beginning; thence South 00° 11' 57" East along the East line of said Parcel I, a distance of 1354.61 feet to a point on the North line of the John Martin Donation Land Claim No. 71, said point also being in the center of Kale Street NE; thence South 89° 21' 20" West along said Claim line, a distance of 640.84 feet to the Southwest corner of said Parcel 1; thence North 00° 11' 57" West along the West line of said parcel a distance of 1352.45 feet to an iron rod; thence North 89° 09' 46" East parallel with the North line of said Stephens Claim, a distance of 640.86 feet to the true point of beginning.

EXCEPTING THEREFROM:

That portion conveyed to Ernest L. Zielinski and Lola R. Zielinski, Trustees of the Ernest L. and Lola R. Zielinski Revocable Trust dated January 11, 2002 in Reel 2843, Page 49, Marion County Deed Records, more particularly described as follows:

Beginning at the Northeast corner of Parcel II as described in Reel 1745, Page 547, Deed Records for Marion County, Oregon which point is recorded as being 1281.72 feet South 89° 09' 46" West and 1346.75 feet South 00° 11' 57" East from the Northeast corner of the W.B. Stephens Donation Land Claim No. 48 and being situated in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 00° 11' 57" East along the East line of said Parcel II, a distance of 10.21 feet; thence South 89° 00' 54" West 1281.76 feet to a point on the West line of Parcel I as described in said Reel 1745, Page 547; thence North 00° 11' 57" West along said West line a distance of 13.51 feet to the Northwest corner of said Parcel 1; thence North 89° 09' 46" East along the North line of said Parcel I and Parcel II, a distance of 1281.72 feet to the point of beginning.

Parcel 2:

STATUTORY WARRANTY DEED

(continued)

Beginning at an iron pipe which is 1922.58 feet South 89° 06' West along the North line of the W. B. Stephens Donation Land Claim, Notification No. 236, Townships 6 and 7 South Range 2 West of the Willamette Meridian, and South 0° 08' East parallel with the East line of said Donation Land Claim 1346.75 feet from the Northeast corner of said Stephens Donation Land Claim; thence South 0° 08' East 1346.75 feet to an iron pipe on the South line of said Donation Land Claim; thence South 89° 30' West along the South line of said Donation Land Claim 640.86 feet to an iron pipe; thence North 0° 08' West 1342.00 feet to an iron pipe; thence North 89° 06' East 640.86 feet to an iron pipe at the place of beginning.

EXCEPTING THEREFROM:

That portion conveyed to Ernest L. Zielinski and Lola R. Zielinski, Trustees of the Ernest L. and Lola R. Zielinski Revocable Trust dated January 11, 2002 in Reel 2843, Page 49, Marion County Deed Records, more particularly described as follows:

Beginning at the Northeast corner of Parcel II as described in Reel 1745, Page 547, Deed Records for Marion County, Oregon which point is recorded as being 1281.72 feet South 89° 09' 46" West and 1346.75 feet South 00° 11' 57" East from the Northeast corner of the W.B. Stephen Donation Land Claim No. 48 and being situated in the Southeast Quarter of Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon; thence South 00° 11' 57" East along the East line of said Parcel II, a distance of 10.21 feet; thence South 89° 00' 54" West 1281.76 feet to a point on the West line of Parcel I as described in said Reel 1745, Page 547; thence North 00° 11' 57" West along said West line a distance of 13.51 feet to the Northwest corner of said Parcel 1; thence North 89° 09' 46" East along the North line of said Parcel I and Parcel II, a distance of 1281.72 feet to the point of beginning.

ALSO SAVE AND EXCEPT:

That portion conveyed to the City of Salem in instrument recorded October 6, 2000 in Reel 1724, Page 266, Marion County Records, Marion County, Oregon.

ALSO SAVE AND EXCEPT:

That portion conveyed to the City of Salem in instrument recorded November 30, 2001 in Reel 1869, Page 97, Marion County Records, Marion County, Oregon.

Parcel 3:

Beginning at the Northeast corner of a tract of land sold to Fred Collins by deed recorded in Volume 42, Page 476, Marion County Deed Records; which is also on the division line passing through the Donation Land Claim of William S. Stephens and wife, a distance of 20 chains North from the South line of said Donation Land Claim; thence Northerly along said division line .60 chains; thence West at right angles to said division line 7.50 chains; thence Southerly parallel to said division line .60 chains to the Northwest corner of said Collins property; thence Easterly along said North line of said Collins property 7.50 chains to the point of beginning.

Parcel 4:

Commencing at the Southeast corner of the land claim of Mrs. Lydia A. Kelley, the same being deeded by J.O. Jemison and being a part of the Donation Land Claim of W.B. Stephens and wife, certificate no. 2063, Notification No. 236, situated in Township 6 and 7 South of Range 2 West of the Willamette Meridian in Marion County, and State of Oregon, thence North 20.00 chains, thence West 7.50 chains, thence South 20.00 chains, thence East 7.50 chains to the place of beginning. ALSO, beginning at a point on the South line of the Donation Land Claim of W.B. Stephens and wife, in Township 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, State of Oregon, said beginning point being 76.95 chains West of the Southeast corner of said claim and being also the West corner of the East one-half of said claim as the same was established by the county survey as shown of record in Book 3, at page 265 in the record of surveys for Marion County, Oregon, and running thence North along the East line of the land owned by Fred Collins 20.44 chains to a stone corner, thence East 9.77 chains, thence South 20.44 chains to the South line of the claim, thence West 9.77 chains to the place of beginning.

SAVE AND EXCEPT therefrom all that portion thereof conveyed to the City of Salem by deed recorded July 19, 1993 in Reel 1082, page 143, described as follows:

Beginning at a county monument marking the Northeast corner of the Alfred Stanton Donation Land Claim No. 49 in Township 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, thence West along the North line of said claim, a distance of 628.39 feet to the Southwest corner of that tract of land conveyed to Pierre Saucy and Neltje Saucy by deed recorded in Volume 472, page 255, Records for Marion County, Oregon, thence North 0°29'30" West along the West line of said Saucy tract a distance of 30.00 feet, thence East parallel with said claim line, a distance of 628.48 feet, thence North 89°21'31" East parallel with the North line of the John Martin Donation Land Claim No. 71, a distance of 512 feet, more or less, to a point on the East line of said Saucy tract, thence South along the East line of said Saucy tract a distance of 30.00 feet to a point on the North line of said Martin Claim, thence South 89°21'31" West along said claim line, a distance of 512.19 feet to the point of beginning.

Parcel 5:

STATUTORY WARRANTY DEED

(continued)

Beginning at a point on the South line of the Donation Land Claim of W. B. Stephens and wife in Township 6 and 7 South, Range 2 West of the Willamette Meridian, Marion County, Oregon, said beginning point being 67.18 chains West of the Southeast corner of said Claim, and being also 9.77 chains East of the Southwest corner of the East half of said Claim, as the same was established by the County Surveyor as shown of record in Book 3, Page 265, in the Record of Surveys for Marion County, Oregon; and running thence North 20.44 chains; thence East 8.71 chains to the West line of the 40 acre tract of land deeded to George Zielinski by Pickens and wife July 29, 1882, by a deed recorded in Volume 28, Page 381, Records of Deeds for Marion County, Oregon; thence South 20.44 chains to the South line of said Claim; thence West 8.79 chains to the place of beginning.

Save and except all that portion of the above described property conveyed to the City of Salem by deed recorded May 16, 1997 in Reel 1393, Page 554, Microfilm Records, Marion County, Oregon.

Parcel 6:

Commencing at a point in the North line of the William B. Stephens and Innocent M. Stephens Donation Land Claim, Notification No. 236, in Townships 6 and 7 South, Range 2 West of the Willamette Meridian in Marion County, Oregon, said point being 48.55 chains West from the Northeast corner of said Donation Land Claim; and running thence South, 41.22 chains to the South line of said Claim; thence West on said South line, 9.71 chains; thence North, 41.22 chains to the North line of said Claim; thence East on said North line, 9.71 chains to the place of beginning, all in Marion County, Oregon.

Parcel 7:

Beginning at a point on the East line of that property deeded to Marie & A. O. McCorkle in Volume 539, Page 507, Deed Records, Marion County, Oregon which is 38.84 chains West from the Northeast corner of the W. B. Stephens Donation Land Claim, Marion County, Oregon and South parallel with the East line of said Claim 1360.26 feet to the true point of beginning; thence South 1,360.26 feet to the South line of said Stephens Donation Land Claim, thence West along the South line of said Claim 640.86 feet to the Southwest corner of the McCorkle tract; thence North along the West line of the McCorkle tract 1,360.26 feet to a point; thence East 640.86 feet to the point of beginning, being a part of said Donation Land Claim in Section 32, Township 6 South, Range 2 West of the Willamette Meridian in Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX MILLION AND NO/100 DOLLARS **(\$6,000,000.00)**. (See ORS 93.030).

Subject to:

1. The Land has been classified as Farm Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Rights of the public to any portion of the Land lying within the area commonly known as roads, streets or highways.
3. An easement created by instrument, including the terms and provisions thereof,

Dated: March 27, 1952
Recording Date: April 1, 1952
Recording No.: Volume 438, Page 325
In favor of: Portland General Electric Company
For: Electrical lines, telephone lines
Affects: Exact location not disclosed

4. An easement created by instrument, including the terms and provisions thereof,

Dated: June 30, 1954
Recording Date: July 12, 1954
Recording No.: Volume 465, Page 129
In favor of: United States of America
For: Electric power and transmission lines
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: transmission line
Recording Date: July 14, 1954
Recording No: Volume 465, Page 216

STATUTORY WARRANTY DEED

(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: transmission line
Recording Date: July 19, 1954
Recording No: Volume 465, Page 357

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Transmission line
Recording Date: July 20, 1954
Recording No: Volume 465, Page 402

8. An easement created by instrument, including the terms and provisions thereof,

Recording Date: August 30, 1954
Recording No.: Volume 466, Page 727
In favor of: United States of America
For: Electric power transmission lines and appurtenances

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric power transmission lines and appurtenances
Recording Date: July 14, 1954
Recording No: Volume 465, Page 216

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric power transmission lines and appurtenances
Recording Date: July 19, 1954
Recording No: Volume 465, Page 357

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: transmission line
Recording Date: July 4, 1954
Recording No: Volume 465, Page 402
Affects: Parcel 7

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Electric power transmission lines and appurtenances
Recording Date: September 22, 1954
Recording No: Volume 467, Page 568

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Pipeline
Recording Date: January 4, 1988
Recording No: Reel 595, Page 16
Affects: Parcels 3 and 4

14. Temporary Permit, including the terms and provisions thereof,

Recording Date: September 21, 1971
Recording No.: Volume 712, Page 353
Affects: Parcel 5

15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Portland General Electric Company
Purpose: Power line
Recording Date: June 22, 1994
Recording No: Reel 1174, Page 204
Affects: Parcel 4

STATUTORY WARRANTY DEED

(continued)

16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Storm Drain
Recording Date: June 26, 1996
Recording No: Reel 1320, Page 270
Affects: Parcel 5

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Salem
Purpose: Street purposes
Recording Date: April 11, 1997
Recording No: Reel 1385, Page 250
Affects: Parcels 4, 5, 6 and 7

18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Marion County
Purpose: permanent road easement
Recording Date: June 29, 1998
Recording No: Reel 1500, Page 153
Affects: Parcel 6

19. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.


Tax Identification No.: R22030, R19262, R327249, R22089, R22031, R22029, R22028 and M129369

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.

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

Dated: August 1, 2017

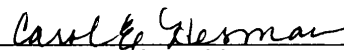
Granada Land Co., L.L.C.

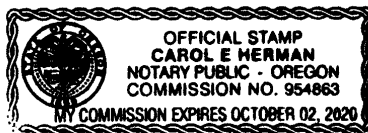
BY: 
Michael S. Compton
Manager

State of Oregon

County of Marion

This instrument was acknowledged before me on August 3, 2017 by Michael S. Compton, as Manager of Granada Land Co., L.L.C., on behalf of the limited liability company.


Notary Public - State of Oregon
My Commission Expires: 10/02/2020



REEL: 3978

PAGE: 175

August 04, 2017, 02:47 pm.

CONTROL #: 470318

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.