

After recording return to:
W/SandC/Inc./ CAS West LLC
Attn: Chris Blackburn
360 Belmont St. NE
Salem, OR 97301

Until a change is requested, all tax statements shall be sent
to the following address:

W/SandC/Inc./ CAS West LLC
Attn: Chris Blackburn
360 Belmont St. NE
Salem, OR 97301

STATUTORY WARRANTY DEED

Salem Stewardship, LLC, an Oregon limited liability company, Grantor, conveys and warrants to
W/SandC/Inc./ Grantee, the following described real property free of encumbrances except as
specifically set forth herein: *CAS West, LLC, an Oregon limited liability company

SEE ATTACHED EXHIBIT "A"

Tax Account No. R31888

This property is free of encumbrances, EXCEPT:
SEE EXHIBIT "A" WITH EXCEPTIONS
The true consideration for this conveyance is \$522,000.00

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, AND SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009.

Dated 2 day of April, 2010


Salem Stewardship, LLC

By: Brazen Ventures, LLC, Member

By: 
Morgan Baze, Managing Member

STATE OF OREGON
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 2 day of April, 2010 by Morgan
Baze as the Managing Member of Salem Stewardship, LLC, an Oregon limited liability company on
its behalf.


Notary Public State of Oregon
My commission expires: 11/18/2013

Order No. 50g0062359



Exhibit "A" with Exceptions

Parcel I:

Beginning at a point 41.25 feet South and 1172.23 feet South 89°39' East from the quarter corner between Sections 4 and 9, in Township 8 South, Range 3 of the Willamette Meridian, in the City of Salem, Marion County, Oregon. said point being on the South line of Browning Road; thence South 89°39' East along the South line thereof 66.00 feet to an iron pipe; thence South 0°05' West 121.14 feet to the point of beginning; thence South 0°05' West 100 feet; thence South 89°31' East 134.00 feet; thence South 0°05' West to a point on the Northerly line of Lockwood Lane; thence Westerly along the Northerly line of Lockwood Lane 200 feet; thence North 0°05' East 220 feet; thence Easterly parallel with the South line of said Browning Road to the point of beginning.

Parcel II:

The West 4 feet of Lot 5, Block 1, Plat of Sunnyslope Acres, in the City of Salem, Marion County, Oregon.

Subject to:

- 1. Municipal liens, if any, imposed by the City of Salem. We find none per the public records as of February 23, 2010.**
- 2. The subject property lies within the boundaries of Marion Soil and Water District and is subject to the levies and assessments thereof.**
- 3. Conditions, restrictions and/or setbacks as shown the recorded plat.**
- 4. Easements, subject to the terms and provisions thereof, as delineated and set forth on the recorded plat,
For : Utility**
- 5. Covenants, conditions, restrictions, easements, and/or setbacks, imposed by instrument, including the terms and provisions thereof,
Recorded : July 19, 1954
As : V 465; P 319
Recorded : July 21, 1955
As : V 471; P 539**

**The said terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,
Recorded : November 19, 1957
As : V 505; P 681**

**The said terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,
Recorded : June 27, 1960
As : V 535; P 300**

**The said terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,
Recorded : June 27, 1960
As : V 503; P 147**

**The said terms, provisions, covenants, conditions, restrictions, easements, and/or setbacks were amended by instrument,
Recorded : December 24, 1997
As : R 1450; P 321**

- 6. Terms and provisions of Agreement
Recorded : June 23, 1976
As : R 35; P 12**
- 7. An easement disclosed by instrument,
Recorded : April 15, 1976
As : R 42; P 108
In favor of : Robert E. Groves and Wayne A. Olsen dba Northwest and Company
For : Ingress and egress**

REEL: 3164

PAGE: 58

April 02, 2010, 04:20 pm.

CONTROL #: 269245

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: \$ 46.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.