

WARRANTY DEED—STATUTORY FORM  
CORPORATE GRANTOR

SUPER VALU STORES, INC.,  
a corporation duly organized and existing under the laws of the State of Delaware Grantor,  
conveys and warrants to COSTCO WHOLESALE CORPORATION, a Washington corporation,  
Grantee, the following described real property free of encumbrances except as  
specifically set forth herein situated in Marion County, Oregon, to-wit:

See attached Exhibit A, incorporated herein by this reference.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except

See attached Exhibit B, incorporated herein by this reference.

The true consideration for this conveyance is \$2,831,400.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on \_\_\_\_\_, 19\_\_\_\_

THIS INSTRUMENT WILL 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 APPROVED USES.

(CORPORATE SEAL)

MINNESOTA

STATE OF OREGON, County of HENNEPIN ) ss.

Personally appeared David L. Boehnen and James A. Strom  
who, each being first duly sworn, did say that the former is the  
secretary of Super Valu Stores, Inc.

SUPER VALU STORES, INC.

By James A. Strom Senior Vice PresidentBy David L. Boehnen Secretary

October 3, 19 91

Senior Vice President and that the latter is the  
Super Valu Stores, Inc.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors.

TERESA ANN SMITH  
(OFFICIAL) NOTARY PUBLIC—MINNESOTA  
WRIGHT COUNTY  
My Commission Expires Oct. 14, 1996

Before me: Teresa Ann Smith  
Notary Public for Oregon; My commission expires: 10/14/96  
Minnesota

Super Valu Stores, Inc.

Costco Wholesale Corp.

10809 120th Ave., NE

Kirkland, WA 98033

GRANTEE'S ADDRESS, ZIP

After recording return to:

John R. Osterhaus

Costco Wholesale Corp.

10809 120th Ave., NE

Kirkland, WA 98033

NAME, ADDRESS, ZIP

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

Costco Wholesale Corp.

Tax Department

10809 120th Ave., NE

Kirkland, WA 98033

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/tee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

EXHIBIT 'A'

Parcel 2 of Partition Plat No. 91-74, recorded August 9, 1991,  
in Reel 875 Page 182, Deed Records, Marion County, Oregon.

OCT 7 1991

EXHIBIT "B"

1. General Taxes
2. Access restrictions from subject premises to Santiam Highway were conveyed to the State of Oregon, by deed recorded July 29, 1952, in Book 442, page 99, also recorded in Book 460, page 462, Deed Records for Marion County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof,  
Dated: July 3, 1959  
Recorded: June 21, 1960 Book: 535 Page: 148  
In Favor of: Portland General Electric Co., an Oregon corporation  
For: Utilities
4. An easement created by instrument, including the terms and provisions thereof,  
Dated: August 9, 1985  
Recorded: August 12, 1985 Reel: 408 Page: 223  
In Favor of: City of Salem, Oregon  
For: Slopes
5. An easement created by instrument, including the terms and provisions thereof,  
Recorded: November 13, 1985 Reel: 426 Page: 477  
In Favor of: City of Salem  
For: Slopes
6. Reciprocal Access easement, no access area and restrictions as delineated on that Partition Plat #91-74, recorded August 9, 1991, in Reel 875, page 182.
7. Improvement Agreement between Super Valu Stores, Inc., Leonard Ryan and the City of Salem, recorded August 8, 1991, in Reel 875, page 8.

WCG12997OC10021.ADS

STATE OF OREGON

County of Marion

I hereby certify that  
the within was received  
and duly recorded by  
me in Marion County  
records:

Fee \$ 45.00  
Hand Returned ☐

REEL PAGE  
890 350

OCT 7 4 59 PM '91

ALAN H. DAVIDSON  
MARION COUNTY CLERK

BY 9 DEPUTY

2002/002

NO. 906

NOV 2 1991

15:52

10 04 01

157065  
W.V.T.

Highway Division  
File 18201A

ORIGINAL

DEED

REEL PAGE  
975 3

The STATE OF OREGON, by and through its DEPARTMENT OF TRANSPORTATION, Highway Division, Grantor, for the true and actual consideration of the conveyance of other property does convey unto COSTCO WHOLESALE CORPORATION, a Washington corporation, Grantee, the following described property:

Beginning at an iron rod on the Northerly right-of-way line of the North Santiam Highway No. 22 marking the Southeast corner of Parcel 2 of Partition Plat No. 91-74, recorded August 9, 1991, in Reel 875, Page 182, Deed Records for Marion County, Oregon; which point is recorded as being 1113.00 feet North 89° 41' 30" West and 106.80 feet North 0° 35' 30" East from the Northeast corner of the Joseph E. Parrett Donation Land Claim No. 49 in Township 7 South, Range 3 West of the Willamette Meridian in Marion County, Oregon; thence North 00° 30' 36" East along the East line of said Parcel 2 a distance of 15.105 feet to an iron rod marking the true point of beginning; thence North 00° 30' 36" East along the East line of said parcel a distance of 926.055 feet to an iron rod marking the Northeast corner thereof; thence South 89° 29' 24" East on the easterly extension of the North line of said Parcel 2, a distance of 181.58 feet to an iron rod; thence South 8° 00' 00" West a distance of 186.33 feet to an iron rod; thence South 00° 33' 00" East 811.26 feet to an iron rod, said iron rod being 14.00 feet North 22° 33' 46" East from the Northerly right of way line of said North Santiam Highway; thence North 67° 26' 14" West parallel with said right-of-way line a distance of 185.90 feet to the true point of begining.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

TAX STATEMENTS SHALL BE SENT TO:

Costco Wholesale Corporation

PO Box 97077

Kirkland Wash 98083-9777

Attn: Legal Department

RETURN TO:  
PROPERTY MANAGEMENT  
412 Transportation Bldg.  
Salem, OR 97310

7-21-92

\$110

Highway Division  
File 18201A

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 21<sup>st</sup> day of July, 1992.

STATE OF OREGON, by and through its  
DEPARTMENT OF TRANSPORTATION, Highway Division

By Steven Green  
Steven Green, Right of Way Manager

STATE OF OREGON, County of Marion

July 21<sup>st</sup>, 1992. Personally appeared Steven Green, who being sworn, stated that he is the Right of Way Manager for the State of Oregon, Department of Transportation, Highway Division, and that this document was voluntarily signed on behalf of the State of Oregon by authority delegated to him. Before me:

Wacy Wilson  
Notary Public for Oregon

My Commission expires 8-28-93

7-21-92  
Page 2 - Deed  
ael/MLB

STATE OF OREGON

REEL PAGE  
975 3

County of Marion

I hereby certify that  
the within was received  
and duly recorded by  
me in Marion County  
records:

Fee \$ 40.00  
Hand Returned ☐

JUL 31 4 50 PM '92

ALAN H. DAVIDSON  
MARION COUNTY CLERK

BY SMR DEPUTY

FORM No. 633—WARRANTY DEED (Individual or Corporate). STEVENS-NI  
OK WARRANTY DEED REEL 578 PAGE 64

KNOW ALL MEN BY THESE PRESENTS, That LEONARD V. RYAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SUPER VALU STORES, INC., a Delaware Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Marion and State of Oregon, described as follows, to-wit:

see attached Exhibit "A", made a part hereto

\*\*\*\*an easement rec: 8/12/85 Reel 408 page 223; an easement rec: 11/13/85 in Reel 426 page 477; see exhibit "B"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except 1987-88 taxes, a lien but not yet payable; rights of public, riparian owners and of governmental bodies below the high water mark of Mill Creek; access restrictions rec: 7/29/52 in Bk 442 page 99 and in Bk 460 page 462; an easement rec: 6/21/60 in Book 535 page 148; \*\*\*\* and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,750,000.00

②However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ②, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1<sup>st</sup> day of Oct, 1987;

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL 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 APPROVED USES.

STATE OF OREGON, } ss.  
County of Marion,  
Oct 1, 19 87.

Personally appeared the above named Leonard V. Ryan

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL) Charles W. Reder  
Notary Public for Oregon  
My commission expires: 10-21-90

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_  
Personally appeared \_\_\_\_\_ and \_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (If executed by a corporation, affix corporate seal)

Ryan

GRANTOR'S NAME AND ADDRESS  
Super Valu Stores, Inc.

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
APT - #617210 (Mike)

NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Super Value Stores, Inc.  
P. O. Box 990  
Minneapolis, Minn 55440

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

AMERICAN PACIFIC TITLE 617210 #55879-812

OCT 1 1987

Title No. 617210

## EXHIBIT 'A'

Beginning at an iron rod in the Northerly right of way line of the North Santiam Highway No. 22, said iron rod being 1113.00 feet North 89° 41'30" West and 106.80 feet North 00°35'30" East from the Northeast corner of the Joseph E. Parret Donation Land Claim No. 49 in Township 7 South, Range 3 West of the Willamette Meridian, Marion County, Oregon, said point of beginning also being the Southeast corner of that certain tract of land conveyed to Leonard V. Ryan by deed recorded in Volume 756, page 129, Deed Records for Marion County, Oregon; and running thence North 00°30'36" East along the East line of said Ryan tract, 941.16 feet to an iron rod; thence North 89°29'24" West 379.38 feet to an iron rod in the Easterly right of way line of Hawthorne Avenue; thence South 22°33'46" West along said Easterly line, 709.86 feet to a tack in lead at an angle therein; thence South 22°26'14" East 28.28 feet to an iron rod in the aforesaid Northerly line of the North Santiam Highway; thence South 67°26'14" East along said Northerly line, 685.00 feet to the point of beginning.

OCT 1 1987

*11/10/04*  
*[Signature]*

EXHIBIT B

1. Rights of the public, riparian owners, and governmental bodies in that portion of the said premises lying below the high water mark of Mill Creek.
2. A Warranty Deed dated July 28, 1952, from Lee V. Ohmart and Willa J. Ohmart, husband and wife, and Rudy F. Calaba and Lillian Calaba, husband and wife, to the State of Oregon, which instrument was recorded on July 29, 1952, in Volume 442, Page 99, Deed Records for Marion County, Oregon, and a Warranty Deed dated February 26, 1954, from Lee V. Ohmart and Willa J. Ohmart, husband and wife, and Rudy F. Calaba and Lillian Calaba, husband and wife, to the State of Oregon, which instrument was recorded in Volume 460, Page 462, Deed Records for Marion County, Oregon.
3. An Easement dated July 31, 1959, from Lee V. Ohmart and Willa J. Ohmart, husband and wife, and Rudy F. Calaba and Lillian Calaba, husband and wife, to Portland General Electric Company, which instrument was recorded June 21, 1960, in Volume 535, Page 148, of the Deed Records of Marion County, Oregon.
4. A Slope Easement dated August 9, 1985, from Leonard Ryan to the City of Salem, Oregon, which instrument was recorded August 12, 1985, at Reel 408, Page 223, of the Records of Marion County, Oregon.
5. A Slope Easement dated September 30, 1985, from Sylvanus Smith, Charles Lake and Robert Perkins to the City of Salem, Oregon, which instrument was recorded on November 13, 1985, at Reel 426, Page 477, of the Records of Marion County, Oregon.

OCT 1 1987

## STATE OF OREGON

County of Marion

I hereby certify  
that the within was  
received and duly  
recorded by me in  
Marion County  
records:

Fee \$ 1800Hand Returned ☐REEL  
578PAGE  
64

OCT 1 2 29 PM '87

ALAN H. DAVIDSON  
MARION COUNTY CLERKBY smb DEPUTY092987:1  
536w