

FATCO NCS2011M

After recording return to:

Bonnie McCoy
Les Schwab Tire Centers
PO Box 5350
Bend, OR 97708

Ref: North Salem #212

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

SFP-F, LLC
PO Box 5350
Bend, OR 97708
Attn: Property Tax Accounting

THIS SPACE RESERVED FOR RECORDER'S USE	
Reel	Page
3345	341

STATUTORY WARRANTY DEED

Les Schwab Tire Centers of Portland, Inc., Grantor, conveys and warrants to SFP-F, LLC, Grantee, all land but not land improvement or buildings, such land being described on the attached Exhibit A, excepting therefrom any land or interest therein previously conveyed to a City, County, or the State.

Subject to: All exceptions of record.

The true consideration for this conveyance is value given and received other than money.

Page 2 of 3

EXHIBIT A

Lot 2, NORTH SALEM FRED MEYER, City of Salem, Marion County, Oregon.

Assessor's Parcel No. R322082 and R322083

REEL: 3345

PAGE: 341

December 29, 2011, 11:28 am.

CONTROL #: 307278

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: \$ 51.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.

After recording return to:

Perkins Coie LLP
131 S. Dearborn Street, Suite 1700
Chicago, Illinois 60603
Attn: Matthew Shebuski, Esq.

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

P.O. Box 5350
Bend, Oregon 97708

REEL 4284 PAGE 43
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-31-2019 12:44 pm.
Control Number 582893 \$ 126.00
Instrument 2019 00064581

The above space reserved for recorder's use

STATUTORY WARRANTY DEED

Les Schwab Tire Centers of Oregon, Inc., an Oregon corporation, Diana J. Tomseth (who acquired title as Diana Schwab Tomseth), as her separate property, Alan L. Schwab, as his separate property, Leslie R. Tuftin (who acquired title as Leslie Tuftin), as her separate property, SFP-F, LLC, an Oregon limited liability company, and Les Schwab Tire Centers of Portland, Inc., an Oregon corporation (each, a "Grantor"), convey and warrant to SFP-F, LLC, an Oregon limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the real property located in the County of Marion, State of Oregon and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest in and to, all and singular, the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging.

TO HAVE AND TO HOLD the said premises above bargained and described, with the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, unto Grantee and its successors and assigns forever, subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record as of October 29, 2019.

The true consideration for this conveyance is \$10.00 and other property or value given or promised.

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, OF 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

Store #212

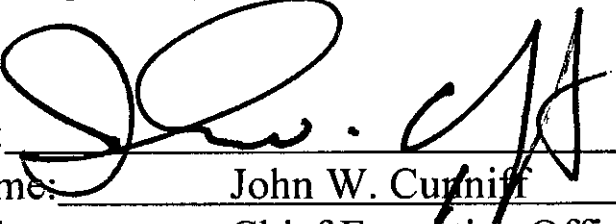
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

DATED: December 31, 2019

[Signature Page(s) Follows]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

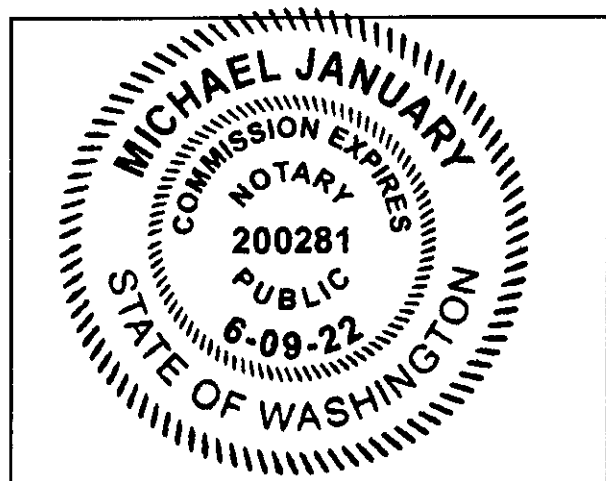
Les Schwab Tire Centers of Oregon, Inc.,
an Oregon corporation

By: 
Name: John W. Curniff
Title: Chief Executive Officer

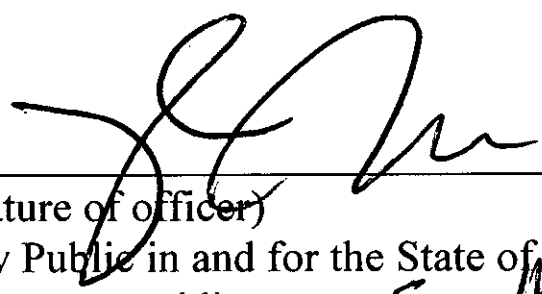
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 10th day of December, 2019, before me personally appeared John W. Curniff, to me known to be the Chief Executive Officer of Les Schwab Tire Centers of Oregon, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)


(Signature of officer)
Notary Public in and for the State of
Washington, residing at Seattle
My commission expires: 06.09.22

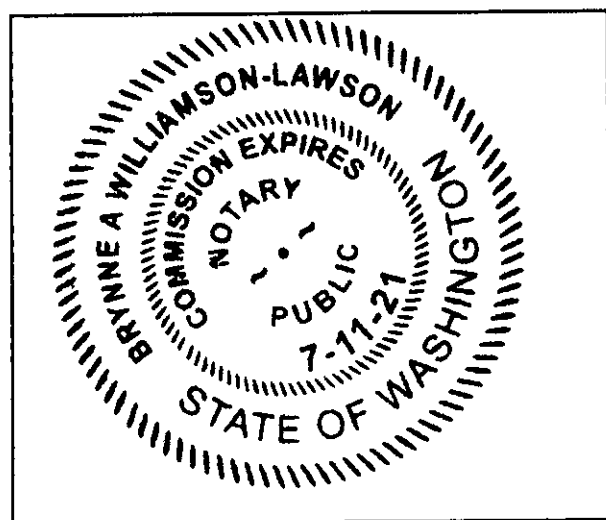
IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

Diana J. Tomseth
Diana J. Tomseth

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Diana J. Tomseth, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of December, 2019.



(Use this space for notarial stamp/seal)

Brynne A. Williamson-Lawson
(Signature of officer)
Notary Public in and for the State of
Washington, residing at Remton
My commission expires: 7/11/21

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

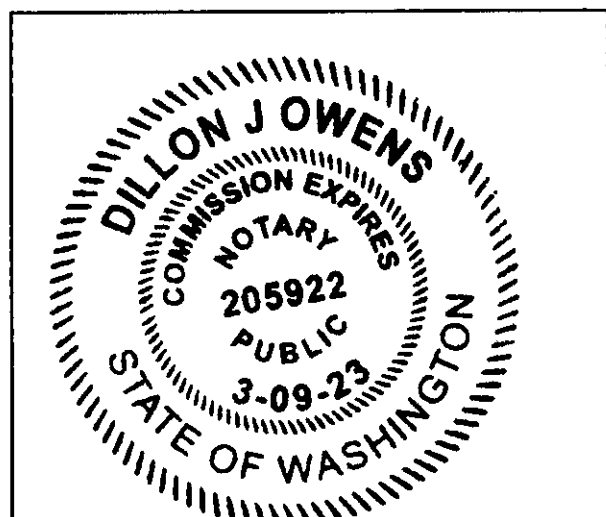


Alan L. Schwab


STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Alan L. Schwab, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of December, 2019.




(Use this space for notarial stamp/seal)



(Signature of officer)
Notary Public in and for the State of
Washington, residing at King County
My commission expires: 3/09/23

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

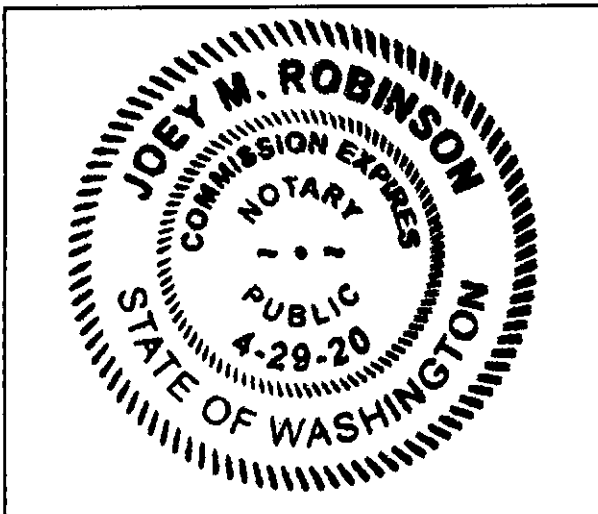


Leslie R. Tuftin

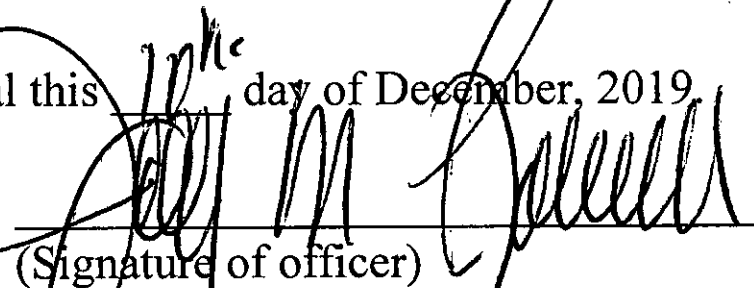
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Leslie R. Tuftin, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of December, 2019.



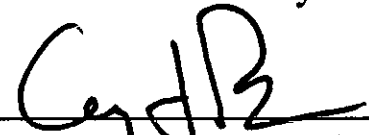
(Use this space for notarial stamp/seal)



(Signature of officer)
Notary Public in and for the State of
Washington, residing at King, WA
My commission expires: 4-29-2020

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

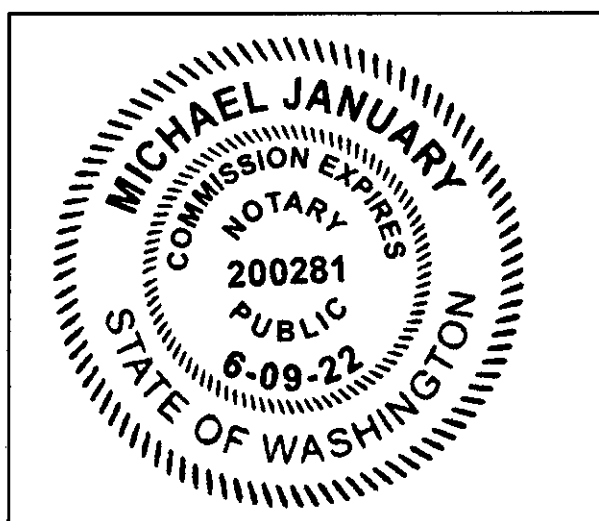
SFP-F, LLC,
an Oregon limited liability company

By: 
Name: Corey J. Parks
Title: Sole Manager

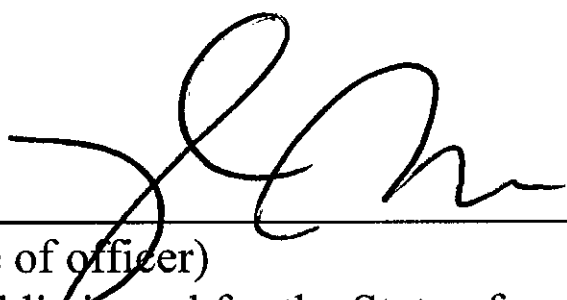
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 10th day of December, 2019, before me personally appeared Corey J. Parks, to me known to be the Sole Manager of SFP-F, LLC, the limited liability company that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)


(Signature of officer)
Notary Public in and for the State of
Washington, residing at Seattle
My commission expires: 06.09.22

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first set forth above.

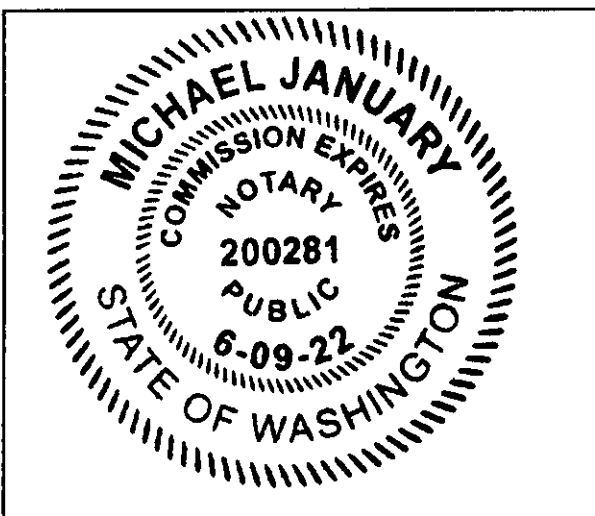
Les Schwab Tire Centers of Portland, Inc.,
an Oregon corporation

By: [Signature]
Name: John W. Curniff
Title: Chief Executive Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 10th day of December, 2019, before me personally appeared John W. Curniff, to me known to be the Chief Executive Officer of Les Schwab Tire Centers of Portland, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



(Use this space for notarial stamp/seal)

[Signature]
(Signature of officer)
Notary Public in and for the State of
Washington, residing at Seattle
My commission expires: 06-09-22

EXHIBIT A

Legal Description

Real property in the City of Salem, County of Marion, State of Oregon, described as follows:

PARCEL I:

LOT 5, NORTH SALEM FRED MEYER (PLAT BOOK 43, PAGE 30), CITY OF SALEM, MARION COUNTY, OREGON.

PARCEL II:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, PARKING AND UTILITIES, ACCORDING TO THE TERMS AND PROVISIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED FEBRUARY 18, 1999, IN REEL 1570, PAGE 41, FILM RECORDS FOR MARION COUNTY, OREGON.

PARCEL III:

LOT 2, NORTH SALEM FRED MEYER (PLAT BOOK 43, PAGE 0030), CITY OF SALEM, MARION COUNTY, OREGON.

EXCEPTING THEREFROM ALL BUILDINGS AND IMPROVEMENTS, WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY.

PARCEL IV:

ALL BUILDINGS AND IMPROVEMENTS SITUATED ON THE FOLLOWING DESCRIBED PROPERTY, WHICH BUILDINGS AND IMPROVEMENTS ARE AND SHALL REMAIN REAL PROPERTY:

LOT 2, NORTH SALEM FRED MEYER (PLAT BOOK 43, PAGE 0030), CITY OF SALEM, MARION COUNTY, OREGON.

APN: R322086, R322082

REEL: 4284

PAGE: 43

December 31, 2019, 12:44 pm.

CONTROL #: 582893

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: \$ 126.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.