

**After Recording, Return to:**

Gateway Phase 1 Limited Partnership  
c/o Community Development Partners  
Attn: Jessica Woodruff  
126 NE Alberta Street, Suite 202  
Portland, Oregon 97211

REEL 4654 PAGE 480  
MARION COUNTY  
BILL BURGESS, COUNTY CLERK  
08-31-2022 03:19 pm.  
Control Number 717437 \$ 111.00  
Instrument 2022 00037115

**Until a Change is Requested, All  
Tax Statements Shall be Sent to:**

Gateway Phase 1 Limited Partnership  
c/o Community Development Partners  
126 NE Alberta Street, Suite 202  
Portland, Oregon 97211

**STATUTORY SPECIAL WARRANTY DEED**

WOODSCAPE GLEN LLC, an Oregon limited liability company ("**Grantor**") hereby conveys and specially warrants to Gateway Phase 1 Limited Partnership, an Oregon limited partnership, ("**Grantee**") that certain real property located in the City of Salem, County of Marion, State of Oregon, more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is free of encumbrances created or suffered by Grantor excepting therefrom matters set forth on Exhibit B.

The true consideration for this conveyance is \$3,200,000.00.

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, 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 AUG. 24<sup>th</sup>, 2022

**GRANTOR:**

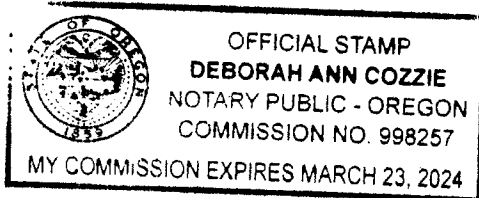
WOODSCAPE GLEN LLC,  
an Oregon limited liability company

By: John D. Miller  
Name: John D. Miller  
Title: Manager

STATE OF OREGON            )  
  ) ss.  
County of MARION        )

This instrument was acknowledged before me on AUG. 24<sup>th</sup>, 2022, by John D. Miller as the manager of Woodscape Glen LLC, an Oregon limited liability company.

Deborah Ann Cozzie  
Notary Public – State of Oregon  
My commission expires: MARCH 23, 2024



## **EXHIBIT A**

### **Legal Description**

**PARCEL I:**

Parcel 3, Partition Plat 2015-36, as platted and recorded in the Book of Partition Plats for Marion County, Oregon.

**PARCEL II:**

Parcel 1 of Partition Plat No. 2021-0035, recorded April 30, 2021 in Reel 4484, Page 121 in Deed Records Marion County, Oregon.

## EXHIBIT B

### Permitted Exceptions

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject Land onto adjoining Land or of existing improvements located on adjoining Land onto the subject Land) encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the subject Land.
5. Intentionally deleted.
6. Intentionally deleted.
7. Intentionally deleted.
8. Intentionally deleted.
9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The Pacific Telephone and Telegraph Company, a California corporation Recorded: February 19, 1942  
Instrument No.: Volume: 268 Page: 98  
Affects: All Parcels
10. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The City of Salem, a Municipal Corporation Recorded: February 10, 1983  
Instrument No.: Reel: 303 Page: 417  
Affects: Parcels 1 and 2
11. An easement including the terms and provisions thereof, affecting the portion of said

premises and for the purposes stated therein as set forth in instrument:

Granted To: The City of Salem, a Municipal Corporation

Recorded: March 19, 1996

Instrument No.: Reel: 1297 Page: 611

Affects: Parcel 2

12. Construction Deferral Agreement, including the terms and provisions thereof, Recorded: May 14, 2015  
Instrument No. Reel: 3698 Page: 473  
Amended by instrument, Recorded: June 4, 2020  
Instrument No.: Reel: 4341 Page: 127
13. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:  
Granted To: The City of Salem, an Oregon Municipal Corporation  
Recorded: July 9, 2015  
Instrument No.: Reel: 3727 Page: 303  
Affects: Parcel 1
14. Easements as shown on the Partition Plat No. 2015-36.
15. Easements as shown on the official plat of Woodscape Green Phase 2.
16. Easements as shown on the Partition Plat No. 2021-0035.
17. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022:  
Job No: 42134  
As Follows: Possible encroachment of concrete sidewalk as depicted in #1 under Possible Encroachments
18. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022:  
Job No: 42134  
As Follows: Possible encroachment of curb/gutter pan and asphalt as depicted in #2 and 3 under Possible Encroachments
19. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022  
Job No: 42134  
As Follows: Possible encroachment of cinder block retaining wall as depicted in #4 under Possible Encroachments
20. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022  
Job No: 42134  
As Follows: Possible encroachment of stairs as depicted in #5 under Possible Encroachments
21. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022  
Job No: 42134

EXHIBIT B — STATUTORY SPECIAL WARRANTY DEED

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- As Follows: Possible encroachment of curb/gutter pan as depicted in #6 under Possible Encroachments
22. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022  
Job No: 42134  
As Follows: Possible encroachment of a fence as depicted in #7 and 8 under Possible Encroachments
23. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022  
Job No: 42134  
As Follows: Possible encroachment of a fence as depicted in #9 under Possible Encroachments
24. Matters as disclosed by Survey by Barker Surveying, Dated: May 23, 2022  
Job No: 42134  
As Follows: Possible encroachment of fence as depicted in #10 under Possible Encroachments

**REEL: 4654**

**PAGE: 480**

**August 31, 2022, 03:19 pm.**

**CONTROL #: 717437**

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: \$ 111.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**