



AmeriTitle, LLC
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January 23, 2023
File Number: 576936AM
Report No.: 1
Title Officer: Jennifer Rush
Escrow Officer: Stephanie Moore

PRELIMINARY TITLE REPORT

Property Address: 4151 Gardner Rd, Salem, OR 97302

Policy or Policies to be issued:

ALTA LENDER'S RESIDENTIAL () EXTENDED (X) STANDARD

Liability

TBD

Premium

TBD

Proposed Insured: **TBD**

Endorsements:

Local Government Lien Search

\$50.00

We are prepared to issue ALTA (06/17/06) title insurance policy(ies) of First American Title Insurance Company, in the usual form insuring the title to the land described as follows:

Legal description attached hereto and made a part hereof marked Exhibit "A"

and dated as of 6th day of January, 2023 at 7:30 a.m., title is [vested in:](#)

Brendan McMullen

The estate or interest in the land described or referred to in this Preliminary Title Report and covered herein is:

FEE SIMPLE

Except for the items properly cleared through closing, Schedule B of the proposed policy or policies will not insure against loss or damage which may arise by reason of the following:

GENERAL 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. Any lien, or right to a lien, for services, labor, material, equipment rental, or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

EXCEPTIONS 1 THROUGH 5 ABOVE APPLY TO STANDARD COVERAGE POLICIES AND MAY BE MODIFIED OR ELIMINATED ON AN EXTENDED COVERAGE POLICY.

SPECIAL EXCEPTIONS:

6. [Taxes](#) assessed under Code No. 24010 Account No. 532032 [Map](#) No. 083W10BA08100
The 2022-2023 Taxes: \$2,733.51, plus interest, unpaid.
7. City liens, if any, of the City of Salem.
8. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
9. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
10. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$200,000.00
Trustor/Grantor: Brendan McMullen
Trustee: First American Title Company
Beneficiary: DuMont LLC
Dated: November 26, 2019
Recorded: November 27, 2019
Instrument No.: [Reel: 4271 Page: 357](#)

11. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$100,000.00
Trustor/Grantor: Brendan McMullen
Trustee: AmeriTitle
Beneficiary: Abbey Road Holdings LLC
Dated: April 15, 2022
Recorded: April 15, 2022
Instrument No.: [Reel: 4614 Page: 432](#)
12. Unrecorded leaseholds, if any, and the rights of vendors and holders of security interest in personal property of tenants to remove said personal property at the expiration of the term.

INFORMATIONAL NOTES:

NOTE: As of the date hereof, there are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties:

Brendan McMullen

NOTE: We find no activity in the past 24 months regarding transfer of title to subject property.

NOTE: The following is the last deed of record affecting said Land,

Document: Statutory Warranty Deed

Grantor: Kieran McMullen

Grantee: Brendan McMullen

Recorded: November 27, 2019

Instrument No.: Reel: 4271 Page: 356

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

NOTE: Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the parties to the transaction must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

NOTE: Due to current conflicts or potential conflicts between state and federal law, which conflicts may extend to local law, regarding marijuana, if the transaction to be insured involves property which is currently used or is to be used in connection with a marijuana enterprise, including but not limited to the cultivation, storage, distribution, transport, manufacture, or sale of marijuana and/or products containing marijuana, the Company declines to close or insure the transaction, and this Preliminary Title Report shall automatically be considered null and void and of no force and effect.

THIS PRELIMINARY TITLE REPORT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

This report is preliminary to the issuance of a policy of title insurance and shall become null and void unless a policy is issued and the full premium paid.

End of Report

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the East line of Lot 100, Ewald Fruit Farms, Marion County, Oregon; said point of beginning being 447.83 feet North 0° 43' West of the Southeast corner of Lot 99 of said Ewald Fruit Farms; thence North 0° 43' East 100 feet; thence North 89° 30' East 150 feet thence South 0° 43' East 100 feet; thence North 89° 30' West 150 feet to the point of beginning.

SAVE AND EXCEPT therefrom a 30 foot strip of land along and parallel with the East line of the above described tract which is reserved for road purposes.