

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:
Dragonhopper, LLC

GRANTEE'S NAME:
W3RE, LLC

AFTER RECORDING RETURN TO:

Order No.: 60222110879-MS
W3RE, LLC, an Oregon limited liability company
PO Box 2717
Salem, OR 97308

SEND TAX STATEMENTS TO:

W3RE, LLC
PO Box 2717
Salem, OR 97308

APN: 589145
Map: 073W22DC06100
455 & 467 Court Street NE, Salem, OR 97301

REEL 4620 PAGE 484
MARION COUNTY
BILL BURGESS, COUNTY CLERK
05-05-2022 11:09 am.
Control Number 704474 \$ 91.00
Instrument 2022 00020119

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dragonhopper LLC, an Oregon limited liability company, which acquired title as Dragonhopper, LLC, Grantor, conveys and warrants to **W3RE, LLC, an Oregon limited liability company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Marion, State of Oregon:

Commencing at a point on the North line of Court Street, 81 feet Westerly from the Southeast corner of Lot 4, Block 22, CITY OF SALEM, Marion County, Oregon; and running thence Northerly, on a line parallel with the West line of High Street, 100feet; thence Westerly, parallel with the South line of said block, 84 feet to the alley running through said Block 22; thence Southerly, along the East line of said alley, 100 feet to the North line of Court Street; thence Easterly to the North line of Court Street; thence Easterly, along the North line of Court Street, 84 feet to the point of beginning, and being a part of Lots 3 and 4, Block 22, CITY OF SALEM, Marion County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,100,000.00). (See ORS 93.030).

Subject to:

1. Historic Designation requirements of the City of Salem, as disclosed by City of Salem online lien records. Please contract the City of Salem at 503-588-6180 for further information.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Salem
Purpose: Right of way to maintain, repair or replace metal sculpture
Recording Date: September 18, 1990
Recording No: Reel 800, Page 62
Affects: Westerly portion of subject property

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.

Fidelity National Title # 00222110879

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: May 4, 2022

Dragonhopper, LLC

BY: Kevin T. Lafky
Operating Manager

State of OREGON
County of MARION

This instrument was acknowledged before me on May 4, 2022 by Kevin T. Lafky as Operating Manager of Dragonhopper LLC, an Oregon limited liability company.

Melanie Sarazin
Notary Public - State of Oregon
My Commission Expires: 1/24/2026



REEL: 4620

PAGE: 484

May 05, 2022, 11:09 am.

CONTROL #: 704474

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: \$ 91.00

**BILL BURGESS
COUNTY CLERK**

THIS IS NOT AN INVOICE.