

File No.: 22-413966

REEL 4661 PAGE 276  
 MARION COUNTY  
 BILL BURGESS, COUNTY CLERK  
 09-28-2022 10:16 am.  
 Control Number 720040 \$ 106.00  
 Instrument 2022 00040411

Grantor
Boulder Hill LLC, an Oregon Manager-Managed limited liability company, also of record as Boulder Hill, LLC, an Oregon limited liability company 841 S Gaines Street #606 Portland, OR 97239
Grantee
MTB3 QOZB LLC, an Oregon limited liability company 12700 NW Cornell Road Portland, OR 97229
After recording return to
MTB3 QOZB LLC, an Oregon limited liability company 12700 NW Cornell Road Portland, OR 97229
Until requested, all tax statements shall be sent to
MTB3 QOZB LLC, an Oregon limited liability company 12700 NW Cornell Road Portland, OR 97229 Tax Acct No(s): R532158

Reserved for Recorder's Use

**STATUTORY WARRANTY DEED**

Boulder Hill LLC, an Oregon Manager-Managed limited liability company, also of record as Boulder Hill, LLC, an Oregon limited liability company, Grantor(s) convey and warrant to MTB3 QOZB LLC, an Oregon limited liability company, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$1,685,315.00**. (Here comply with requirements of ORS 93.030)

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.

22-413966  
WFG Title

Executed this 27<sup>th</sup> day of September, 2022

Boulder Hill, LLC, an Oregon limited liability Company

Robert Nunn

Robert Nunn, Manager

STATE OF OREGON

COUNTY OF Washington

This instrument was acknowledged before me this 27<sup>th</sup> day of September, 2022 by Robert Nunn, as manager of Boulder Hill LLC, an Oregon limited liability company, on behalf of the company.

Krista Marie Thorne  
Notary Public for Oregon

My Commission Expires: 6/17/2026



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that real property situated in the Southeast Quarter of Section 11, Township 8 South, Range 3 West of the Willamette Meridian, City of Salem, Marion County, Oregon and being more particularly described as follows: Beginning at a 1/2" iron pipe at the Southwest corner of Parcel 1, Partition Plat 2019-36, Marion County Book of Partition Plats; thence along the West line of said parcel North 15°31'54" West 222.00 feet to the Northwest corner of said parcel being on the south line of the tract of land described as Exhibit D in Reel 4345, Page 413, Marion County Deed Records; thence along said South line the following two calls: South 66°40'29" West 85.31 feet to a 5/8" iron rod; North 88°55'37" West 51.89 feet to a 1/2" iron rod at the Southeast corner of a tract of land described in Reel 3936, Page 295, Marion County Deed Records; thence along the East line of said Tract North 15°05'22" West 349.18 feet to a 5/8" iron rod; thence along the North line of said Tract South 66°37'10" West 126.08 feet to a 5/8" iron rod at the Southeast corner of a tract of land described in Reel 1548, Page 519, Marion County Deed Records; thence along the East line of said Tract North 00°14'26" West 266.94 feet to a 5/8" iron rod at the Northeast corner of said Tract; thence along the North line of said tract South 65°48'13" West 240.60 feet to a 5/8" iron rod on the East Right of Way of Battle Creek Road; thence along said East Right of Way North 38°10'55" West 271.23 feet to a 5/8" iron rod at the Southwest corner of the tract of land described as Exhibit C in Reel 4345, Page 413, Marion County Deed Records; thence North 66°00'02" East 324.05 feet to a 5/8" iron rod; thence South 23°57'10" East 202.08 feet to a 5/8" iron rod; thence North 65°48'13" East 19.43 feet to a 5/8" iron rod; thence 47.50 feet along a 100.00 foot radius curve to the left (the chord of which bears North 52°04'46" East 47.05 feet) to a 5/8" iron rod; thence North 38°35'19" East 350.10 feet to a 5/8" iron rod; thence South 67°31'04" East 54.12 feet to a 5/8" iron rod; thence North 89°45'34" East 186.35 feet to a 5/8" iron rod; thence South 00°14'26" East 37.46 feet to a 5/8" iron rod; thence South 26°43'24" East 58.32 feet to a 5/8" iron rod marking the Northwest corner of the lands described in Circuit Court Journal for Marion County, Document Number 116205; thence parallel to the East line of said Section 11 South 00°14'26" East 301.76 feet to a 5/8" iron rod marking the Southwest corner of the lands described in said Circuit Court Journal; thence along said South line North 66°37'10" East 135.93 feet to the East Section Line of said Section 11; thence along said East Section Line South 00°14'26" East 399.57 feet to a 5/8" iron rod at the Northeast corner of Parcel 1, Partition Plat 2019-36; thence along the East line of said parcel South 00°14'26" East 202.84 feet to the North Right of Way of Kuebler Boulevard; thence along said North Right of Way the following three calls: South 71°12'59" West 28.52 feet to a 5/8" iron rod with aluminum cap; South 64°13'52" West 102.80 feet to a 5/8" iron rod with aluminum cap; South 55°54'45" West 167.25 feet to the Point of Beginning.

## **EXHIBIT "B"**

### **Exceptions**

Potential additional tax liability, due to the removal of the herein described land from special use assessment.  
Code No. 24010 Account No. 532158 Map No. 083W11D000601  
Amount: \$34,280.29

The additional tax will not be levied unless the actual use of the land is changed.

Taxes assessed under Code No. 24010 Account No. 532158 Map No. 083W11D000601  
The 2022-2023 Taxes: A lien not yet due or payable.

The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

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: City of Salem, a Municipal Corporation  
Recorded: October 4, 1994  
Instrument No.: Reel: 1196 Page: 413

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: City of Salem, a Municipal Corporation  
Recorded: October 4, 1994  
Instrument No.: Reel: 1196 Page: 418

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: Portland General Electric Company, an Oregon Corporation  
Recorded: March 23, 1995  
Instrument No.: Reel: 1227 Page: 774

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: Douglas M. Drager  
Recorded: February 8, 1999  
Instrument No.: Reel: 1566 Page: 652

Matters as disclosed by Survey by Multi Tech Engineering Services Inc. ,  
Dated: April 9, 2010  
Job No: CS37789  
As Follows: possible encroachment of a shed and fence

Notice of Decision, including the terms and provisions thereof,

Recorded: March 18, 2019

Instrument No.: Reel: 4176 Page: 383

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 15, 2021

Instrument No.: Reel: 4515 Page: 448

(Affects Parcel I)

Agreement and the terms and conditions contained therein

Between: City of Salem, Oregon, an Oregon municipal corporation

And: Boulder Hill LLC, an Oregon limited liability company

Purpose: Construction Deferral

Recorded: January 21, 2022

Instrument No.: Reel: 4586 Page: 495

Temporary Facilities Access Agreement, including the terms and provisions thereof,

Recorded: January 21, 2022

Instrument No.: Reel: 4586 Page: 496

**REEL: 4661**

**PAGE: 276**

**September 28, 2022, 10:16 am.**

**CONTROL #: 720040**

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: \$ 106.00**

**BILL BURGESS  
COUNTY CLERK**

**THIS IS NOT AN INVOICE.**