

Hickman & Associates, Inc.

EXHIBIT 'A' ANNEXATION AREA

The subject property as described in Document No. 2018-068691 of Clackamas County Deed Records, located in a portion of the S.S. White D.L.C. No. 41 in the northwest quarter of Section 7, Township 3 South, Range 2 East, Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Beginning at the most westerly corner of the Francis E. Hollingshead, et ux tract as described in Deed recorded as Book 600, Page 415 of Clackamas County Deed Records; thence following the southwesterly line of the said Hollingshead tract South 47°30' East a distance of 125.00 feet; thence following the southeasterly line of the Edgar F. Albee, Jr. tract as described in Book 671, Page 64 of Clackamas County Deed Records, North 42°30' East 125.00 feet the "TRUE POINT OF BEGINNING"; thence continuing along said southeasterly line of the Albee tract, North 42°30' East a distance of 125.00 feet to a point on the northeasterly line of the said Hollingshead tract; thence following the said northeasterly line, North 47°30' West and distance of 125.00 feet to the most northerly corner of the said Hollingshead tract; thence following the said Hollingshead tract, South 42°30' West a distance of 125.00 feet; thence leaving said northwesterly line, South 47°30' East a distance of 125.00 feet; thence leaving said northwesterly line, South 47°30' East a distance of 125.00 feet; thence leaving said northwesterly line, South 47°30' East a distance of 125.00 feet; thence leaving said northwesterly line, South 47°30' East a distance of 125.00 feet; thence leaving said northwesterly line, South 47°30' East a distance of 125.00 feet; thence leaving said northwesterly line, South 47°30' East a distance of 125.00 feet to the "TRUE POINT OF BEGINNING".

The described Annexation Area contains 15,625 square feet, more or less.

Subject to: 20.00 foot wide road right-of-way over the northwesterly 20.00 feet thereof.

An EXHIBIT "B" sketch showing the Annexation Area accompanies this description, and by this reference is made apart hereof.

190501 Annexation Area Exhibit 'A' Rev. date: 05/16/19 By: gwh

18910111213245

REGISTERED PROFESSIONAL LAND SURVEYO OREGON JULY 14, 1978 GARY W. HICKMAN 1678

RENEWS: 06/30/19

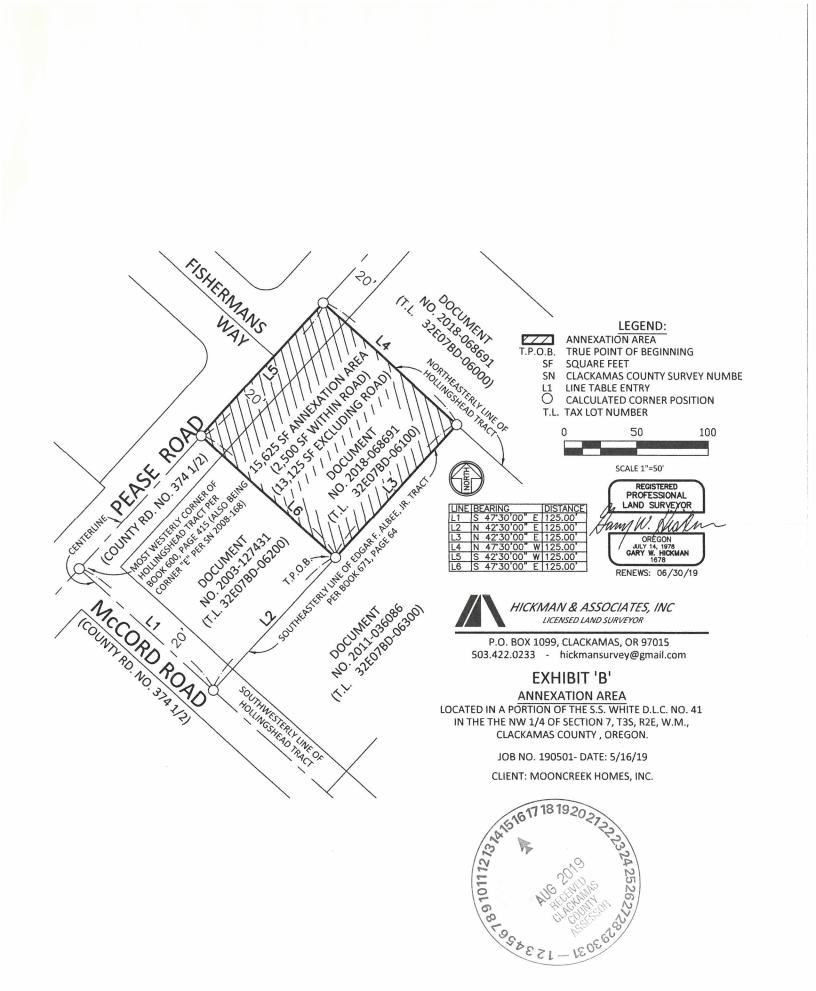
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 Hickmansurvey@gmail.com

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KNOW ALL MEN BY THESE PRESENTS, That Sarge Parrin and Auby Parrin his wife,

in consideration of Tan - - - - NO/100 Dollars,

to them paid by Francis L. nolingsheed and Carols K. nollingsness ais wife.

do hereby grant, bargain, cell and convey unto said Francis E. mollingshead and Carola K. hollingshead his wife,

thelr heirs and assigns, all the following real property, with the tensments, hereditaments and appurtenances eituated in the County of Clackasas and State of Oregon, bounded and described as follows, to-wit:

A part of the 3. 3. White D. L. C. in T J 5., R. 2 E. of the W. X., in the County of Clackerss and State of Gregon, More particularly described as Follows: Beginning at the most westerly corner of the ten acre tract of lend heretorore conveyed to John Kantz et ux by deed recorded in Clacksman County Deed Book 114, Page 507; thence South 42° 30' West 10.00 chains to the the true point of be inning for this description; thence South 47° 30' East, 230 feet to the most Westerly corner of that tract of land conveyed to D. M. Jordan et ux by deed recorded in Clackamas County Deed Book 445, Page 528; thence North 42° 30' East, along the Northwesterly line of said Jordan tract; 250 feet to the most Southerly corner of that tract of land sold under contract of Sale to Joan F. Conroy et ux and recorded in Clackamas County Deed Book 475, Page 520; thence North 47° 30' West, along the Southwesterly line of said Conroy tract, 230 feet to the most Westerly corner thereof; thence South 42° 30' West, 250 feet to the point of beginning.



To Have and to Hold, the above described and granted premises unto the said Francis E. Hollingstead and Carole K. Hollingshead his wife

th oldeirs and assigns forever.

And Sege Perrin and Ruby Perrin his wife,

the granter

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above named do covenant to and with the above named grantess, the 3.2 here and assigns that they lawfully select in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,

and that they will and their heirs, executors and edministrators, shall warrant and herever defaul the above granted premiers, and every part and percel thereof, against the levited claims and demands of all percent whomesers,

Witness	our	hand 6 and seal	this 13	2 day of	Harch	, 19 52 .
Executed	in the Pres	unce at			N	P.
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		10	800	ma 415		

339210 FRANCIE E. HOLLINGSHEAD and CAROLE K. HOLLINGSHEAD, , hursinatur called the gr husband and wife Dullero, Ten end no/100----historica of EDGAR F. ALBEE, F. and ROBALIE A. ALEEE, husband and wife to granter paid by , hareinafter called the grantes, , bareanatter called the grantes, dues hareby grant, bargain, soll and convey units the said grantes and grantes's bairs, successars and acos therounto belonging eigns, that cartain real property, with the tensments headleness nos and appurtu and State al Ozogan, described or apportaining, situated in the County of es failures, to over A part of the S. S. White D. L. C. in sec. 7, T. 3 S., R. 2 E. of the W.M. in the county of Clackamas and state of Oregon more particularly described as follows, to-wit: Beginning at the most westerly corner of that certain tract conveyed to Francis E. Hollingshead, et ux, by deed recorded in Clackamas County Deed Book 600, page A15 and running thence south $47^{\circ}30^{\circ}$ E. tracing the southwesterly boundary of said Rollingshead tract, 125 feet to a point; thence N. 42° 30' E. parallel with the southeasterly boundary of said Hollingshead tract 125 feet to a point, said point being the true place of beginning of the tract to be described herein; thence continuin N. 42°30' E. parallel with the southeasterly line of said Hollingshead tract 125 feet to a point in the northeasterly line thereof; thence N. 47°30' W. tracing the mortheesterly line of Hollingshead tract, 125 feet to the most northerly corner of said Hollingsheed trect; thence southwesterly tracing the northwesterly boundary of Hollingsheed trect 125 feet to a point; thence southeasterly 125 feet to the point. of boginning. To Have and to Hald the above described as I granted premius unto the said grantee and grantee's euconsent and eniges farever. And said granter hereby covenants to and with said grantes and grantes's heirs, successors and sothat granter is lawfully existed in los simply of the above granted promises, free from all encumbrances and that granter will east and favorer defend the above granted pressies and every part and parcel thereaf against the lawbut claims and domando of all persons whome POF. s, the singular includes the pharal. In constraing this dood and where the cos 22nd 19 66 March WITHESS granter's hand and coal this day al 14.85 (BRAL) Caul (BRAL) (Baat)T min in dan , 19 66. Arg OF ORSGON, County of Clackamaa) on. March 23 Personally opposed the above named Francis E. Hollingshead and Carole K. Hollingshead, his wife March 22 P SPALE thetr dand the la redaind instr unhuntery act and de 18 ry Public for Or 11/5/68 (OUTSIAL BEAL) My en -----WARRANTY DEED Hollingshead, et un -Albon 01 111 200 100 64 2 Edger P. Albee, Jr. 119 OV HE 10 11 21 525 B Street 5.3 Oregon City, Oregon, 970 JAC 湯 671-me-64-CONTRACTOR NO and the second sec and the second

RECORDING REQUESTED BY OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.:5513007260 APN:00862347

WHEN RECORDED MAIL TO Moon Creek Homes, Inc. 10940 SW Barnes Rd, PMB340 Portland, OR 97225

MAIL TAX STATEMENT TO Moon Creek Homes, Inc. 19420 S. Pease Road Oregon City, OR 97045

Clackamas County Official Records Sherry Hall, County Clerk

Cnt=1 Stn=74 LESLIE D-D \$15.00 \$16.00 \$10.00 \$62.00

11/09/2018 12:10:03 PM

2018-068691

\$103.00

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Charles L. Dennis, Trustee of the Revocable Living Trust of Charles L. Dennis, UDT July 13, 2010. Grantor, conveys and warrants to Moon Creek Homes, Inc., Grantee, the following described real property in the County of Clackamas, State of Oregon, described as follows:

A part of the S.S. White D.L.C. in Section 7, Township 3 South, Range 2 East of the Willamette Meridian, in the County of Clackamas and State of Oregon more particularly described as follows, to-wit:

Beginning at the most Westerly corner of that certain tract conveyed to Francis E. Hollingshead, et ux., by Deed recorded in Clackamas County Deed Book 600, page 415 and running thence South 47°30' East tracing the Southwesterly boundary of said Hollingshead tract, 125 feet to a point; thence North 42°30' East parallel with the Southeasterly boundary of said Hollingshead tract 125 feet to a point, said point being the true place of beginning of the tract to be described herein; thence continuing North 42°30' East parallel with the Southeasterly line of said Hollingshead tract 125 feet to a point in the Northeasterly line thereof; thence North 47°30' West tracing the Northeasterly line of Hollingshead tract, 125 feet to the most Northerly corner of said Hollingshead tract: thence Southwesterly tracing the Northwesterly boundary of Hollingshead tract 125 feet to a point; thence Southeasterly 125 feet to the point of beginning.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$210,000,00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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 <u>92.010</u> OR <u>215.010</u>, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS

Dated this _____ day of November, 2018.

Revocable Living Trust of Charles L. Dennis, UDT July 13, 2010

Charles L. Dennis, Trustee

STATE OF OREGON County of <u>Luckumus</u>

This instrument was acknowledged before me on this $\underline{\lambda}^{\prime}$ day of November, 2018 by Charles L. *Depniss* as Trustee of the Revocable Living Trust of Charles L. Dennis.

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OFFICIAL STAMP JANET LYNN MARTIN NOTARY PUBLIC-OREGON COMMISSION NO. 970112

MY COMMISSION EXPIRES JANUARY 02, 2022