

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 northwesterly line of 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 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.

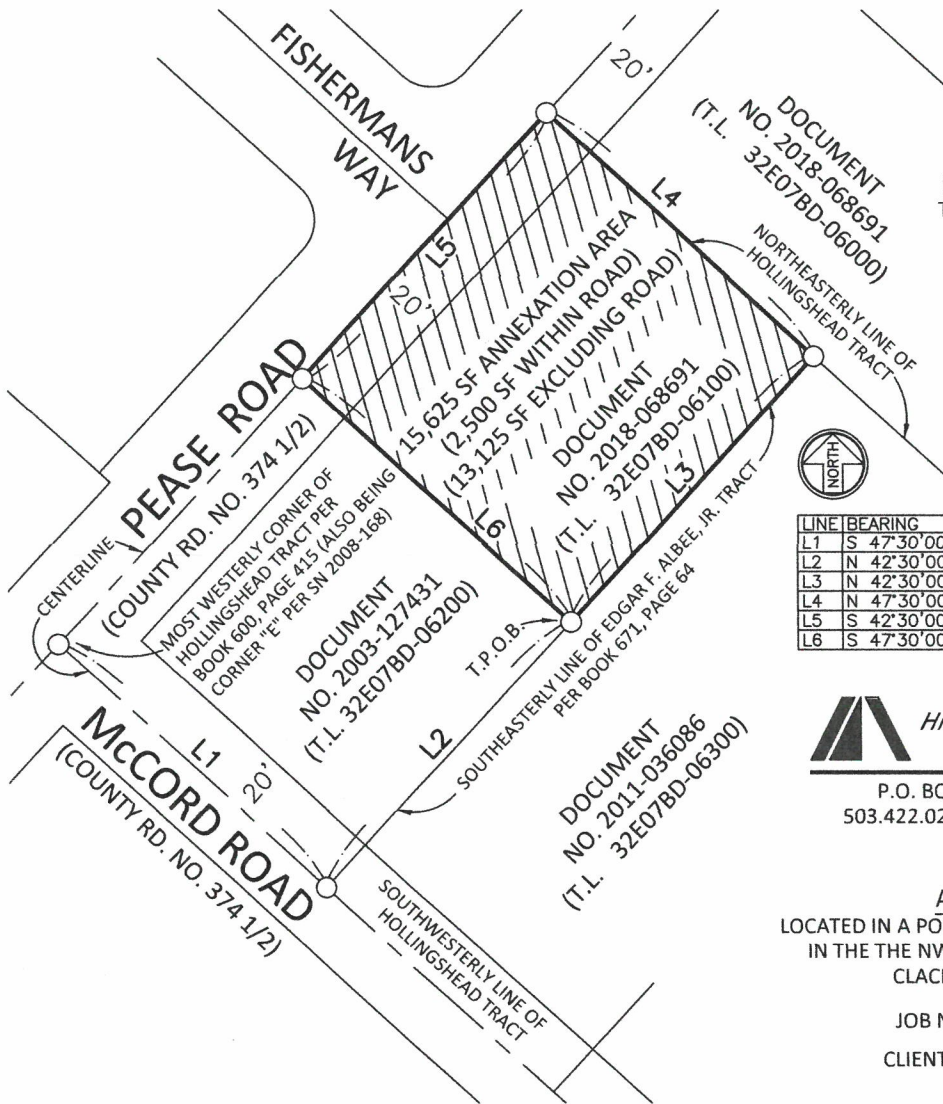
190501 Annexation Area Exhibit 'A'
Rev. date: 05/16/19 By: gwh



RENEWS: 06/30/19

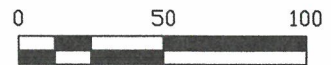


P.O. Box 1099, Clackamas, OR - 503 422-0233 - Hickmansurvey@gmail.com
Land Surveyor - OR, WA, CA & ID



LEGEND:

ANNEXATION AREA
T.P.O.B. TRUE POINT OF BEGINNING
SF SQUARE FEET
SN CLACKAMAS COUNTY SURVEY NUMBER
L1 LINE TABLE ENTRY
O CALCULATED CORNER POSITION
T.L. TAX LOT NUMBER



SCALE 1"=50'

LINE	BEARING	DISTANCE
L1	S 47°30'00" E	125.00'
L2	N 42°30'00" E	125.00'
L3	N 42°30'00" E	125.00'
L4	N 47°30'00" W	125.00'
L5	S 42°30'00" W	125.00'
L6	S 47°30'00" E	125.00'

REGISTERED PROFESSIONAL LAND SURVEYOR
Gary W. Hickman
OREGON
JULY 14, 1978
GARY W. HICKMAN
1678
RENEWS: 06/30/19



HICKMAN & ASSOCIATES, INC.
LICENSED LAND SURVEYOR

P.O. BOX 1099, CLACKAMAS, OR 97015
503.422.0233 - hickmansurvey@gmail.com

EXHIBIT 'B'

ANNEXATION AREA

LOCATED IN A PORTION OF THE S.S. WHITE D.L.C. NO. 41
IN THE THE NW 1/4 OF SECTION 7, T3S, R2E, W.M.,
CLACKAMAS COUNTY, OREGON.

JOB NO. 190501- DATE: 5/16/19

CLIENT: MOONCREEK HOMES, INC.



339210

KNOW ALL MEN BY THESE PRESENTS, THAT
FRANCIS E. HOLLINGSHEAD and CAROLE K. HOLLINGSHEAD,
husband and wife

In consideration of Ten and no/100 Dollars,
to grantor paid by EDGAR F. ALBEE, Jr. and ROSALIE A. ALBEE, husband and wife

do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to-wit: A part of the R. 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 415 and running thence south 47°30' E. tracing the southwesterly boundary of said Hollingshead 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 continuing 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 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.

To Have and to Hold the above described or granted premises unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 22nd day of March, 1966.

Francis E. Hollingshead (Seal)
Carole K. Hollingshead (Seal)
(Seal)
(Seal)

STATE OF OREGON, County of Clackamas) ss. March 22, 1966
Personally appeared the above named Francis E. Hollingshead and Carole K. Hollingshead, his wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 11/3/68

WARRANTY DEED

Hollingshead, et ux

to
Albee, et ux

After examining return to
Edgar F. Albee, Jr.
525 B Street
Oregon City, Oregon, 97055

NOTICE TO CREDITORS
In accordance with the provisions of the Oregon Probate Code, notice is hereby given to all creditors of the estate of Francis E. Hollingshead, deceased, to file their claims with the undersigned at the County Clerk's Office, Clackamas County, Oregon, on or before the 15th day of April, 1966.

DEED
1966 MAR 25 PM 2 09

671 APR 64

Notary Public for Oregon
My commission expires 11/3/68

4764

671 APR 64

**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

2018-068691

11/09/2018 12:10:03 PM

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

\$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 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS

ORTC 5513007260

Dated this 8 day of November, 2018.

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

Charles L. Dennis
Charles L. Dennis, Trustee

STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me on this 8th day of November, 2018 by Charles L. ~~Dennis~~ as Trustee of the Revocable Living Trust of Charles L. Dennis.
Dennis

Janet Lynn Martin
Notary Public for Oregon
My Commission Expires:

