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.

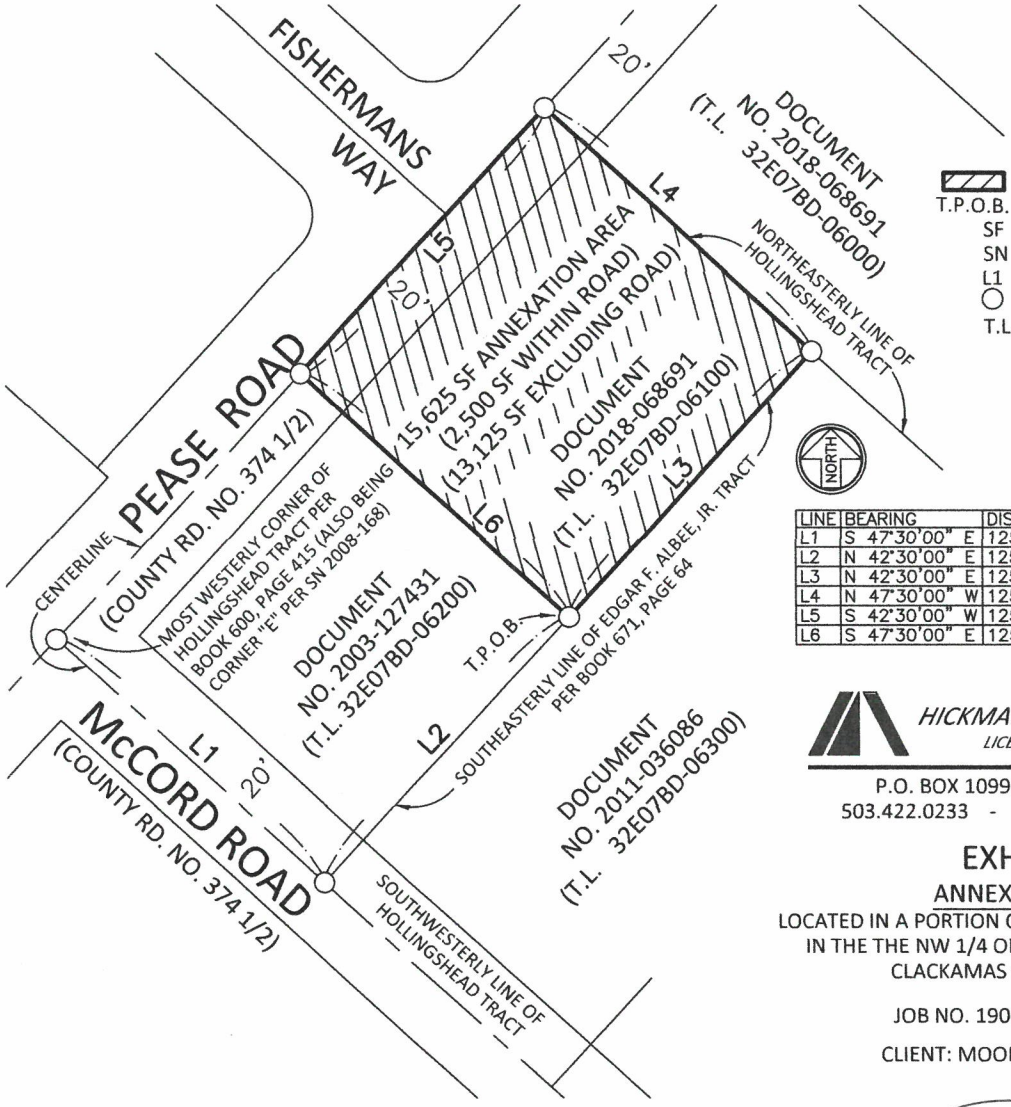
190501 Annexation Area Exhibit 'A'
Rev. date: 05/16/19 By: gwh

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary W. Hickman
OREGON
JULY 14, 1978
GARY W. HICKMAN
1678

RENEWS: 06/30/19

AUG 2019
RECEIVED
CLACKAMAS
COUNTY
ASSESSOR

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 NUMBE
L1	LINE TABLE ENTRY
○	CALCULATED CORNER POSITION
T.L.	TAX LOT NUMBER

0 50 100

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

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.

AUG 2019
RECEIVED
CLACKAMAS
COUNTY
ASSESSOR

FORM No. 100—WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That Serge Perrin and Ruby Perrin his wife,

in consideration of Ten -NO/100 *Dollars,*

to them paid by Francis E. Hollingshead and Carole K. Hollingshead his wife,

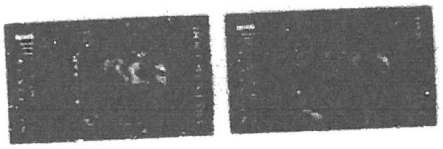
do hereby grant, bargain, sell and convey unto said Francis E. Hollingshead and Carole K. Hollingshead his wife,

their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Clackamas *and State of Oregon, bounded and described as follows, to-wit:*

A part of the S. S. White D. L. C. in T 3 S., R. 2 E. of the W. M., in the County of Clackamas and State of Oregon, More particularly described as Follows: Beginning at the most Westerly corner of the ten acre tract of land heretofore conveyed to John Kantz et ux by deed recorded in Clackamas County Deed Book 114, Page 607; thence South 42° 30' West 10.00 chains to the the true point of beginning 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 628; 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 John F. Conroy et ux and recorded in Clackamas County Deed Book 475, Page 620; 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.

56417

30/2



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

their heirs and assigns forever.

And Sege Perrin and Ruby Perrin his wife,

the grantor s above named do covenant to and with the above named grantees, their heirs and assigns that they lawfully seized 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 administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness our hand s and seal this 12 day of March *, 19* 52 .

Executed in the Presence of

Serge N. Perrin (Seal.)

Ruby Perrin (Seal.)

(Seal.)

(Seal.)

339210

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS E. HOLLINGSHEAD and CAROLE K. HOLLINGSHEAD, husband and wife, hereinafter called the grantor, for the consideration of Ten and no/100---------- Dollars, to grantor paid by EDGAR F. ALBEE, Jr. and ROSALIE A. ALBEE, husband and wife, hereinafter called the grantee, does 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 thereunto 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 and 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, 19 66.

Francis E. Hollingshead (SEAL)

Carole K. Hollingshead (SEAL)

(SEAL)

(SEAL)

14.85

STATE OF OREGON, County of Clackamas) ss. March 22, 19 66

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.

Before me:

Notary Public for Oregon

My commission expires 11/5/68

(OFFICIAL SEAL)

WARRANTY DEED

Hollingshead, et ux

to

Albee, et ux

AFTER RECORDING RETURN TO
Edgar F. Albee, Jr.
525 B Street
Oregon City, Oregon, 97045

No. 4764

671 PAGE 64

STATE OF OREGON, County of Clackamas, ss.
I hereby certify that the within instrument was received and duly recorded in Book M66 of Deeds on the 25 day of March, A.D. 19 66 at 2 o'clock P.M., and recorded in Book 671 on Page 64 of Deed Records of said County.
Witness my hand and seal of said County affixed.
WILLIAM M. SCHMIDT, County Clerk
By Deputy

DEED
1966 MAR 25 PM 2 09

671 PAGE 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 Stn=74 LESLIE
$15.00 $16.00 $10.00 $62.00

$103.00

SPACE ABOVE RESERVED FOR RECORDER'S USE

ORTC 5513007260

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

Dated this 8 day of November, 2018.

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

Charles L. Dennis, Trustee

STATE OF OREGON
County of Clackamas

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

Notary Public for Oregon
My Commission Expires:

OFFICIAL STAMP
JANET LYNN MARTIN
NOTARY PUBLIC-OREGON
COMMISSION NO. 970112
MY COMMISSION EXPIRES JANUARY 02, 2022