

## **Exhibit C: Property Ownership Information**

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# FIRST AMERICAN TITLE Property Research Report

## SUBJECT PROPERTY

Ns  
R560164  
2S135D000100  
Washington

## OWNER

P3 Properties LLC

## DATE PREPARED

06/14/2021

## PREPARED BY

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746  
cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



**First American Title**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

### OWNERSHIP INFORMATION

Owner: P3 Properties LLC

CoOwner:

Site: Ns Tualatin OR 97062

Mail: PO Box 691 White Salmon WA 98672

Parcel #: R560164

Ref Parcel #: 2S135D000100

TRS: 02S / 01W / 35 / SE

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 6404 - Designated Forestland - Vacant - Rural Residential

Std Land Use: OTHR - Other

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.35184254 / -122.76762239

Watershed: Fanno Creek-Tualatin River

Legal: ACRES 25.18, POTENTIAL ADD'L TAX LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$0.00

Market Impr: \$0.00

Market Special: \$4,598,630.00

Market Total: \$4,598,630.00 (2020)

% Improved: 0.00%

Assessed Total: \$12,430.00 (2021)

Levy Code: 88.13

Tax: \$190.12 (2020)

Millage Rate: 15.2952

Exemption:

Exemption Type:

### PROPERTY CHARACTERISTICS

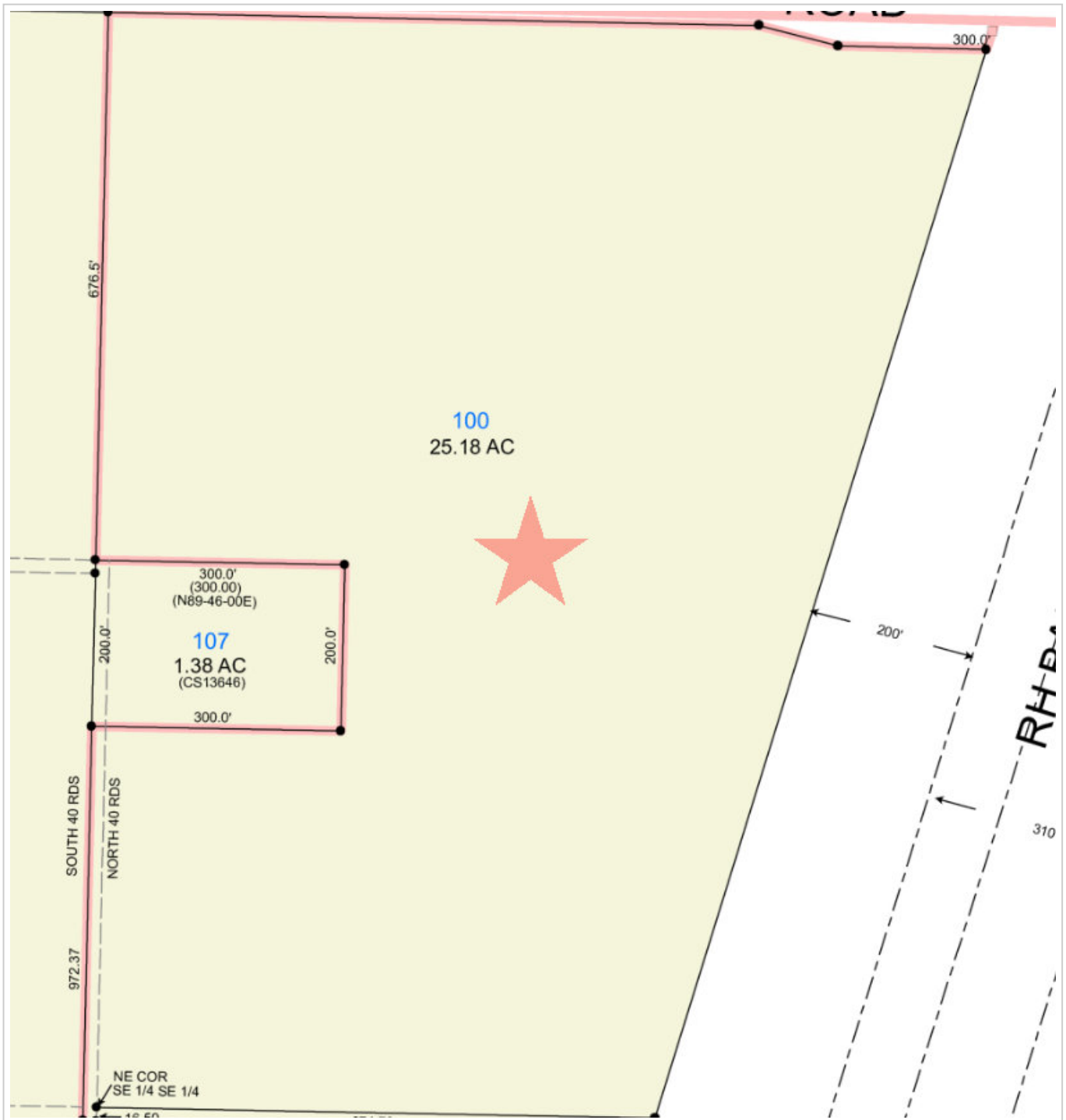
|                 |                 |                             |
|-----------------|-----------------|-----------------------------|
| Bedrooms:       | Total SqFt:     | Year Built:                 |
| Baths, Total:   | First Floor:    | Eff Year Built:             |
| Baths, Full:    | Second Floor:   | Lot Size Ac: 25.18 Acres    |
| Baths, Half:    | Basement Fin:   | Lot Size SF: 1,096,841 SqFt |
| Total Units: 1  | Basement Unfin: | Lot Width:                  |
| # Stories:      | Basement Total: | Lot Depth:                  |
| # Fireplaces:   | Attic Fin:      | Roof Material:              |
| Cooling:        | Attic Unfin:    | Roof Shape:                 |
| Heating:        | Attic Total:    | Ext Walls:                  |
| Building Style: | Garage:         | Const Type:                 |

### SALES AND LOAN INFORMATION

| Owner             | Date       | Doc # | Sale Price | Deed Type | Loan Amt | Loan Type |
|-------------------|------------|-------|------------|-----------|----------|-----------|
| P3 PROPERTIES LLC | 02/25/2015 | 12686 |            | Deed      |          | Conv/Unk  |
| PAUL PENNINGTON   | 08/19/2013 | 75740 |            | Deed      |          | Conv/Unk  |
| PAUL PENNINGTON   | 07/11/2013 | 63209 |            | Deed      |          | Conv/Unk  |

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Assessor Map



*First American Title*

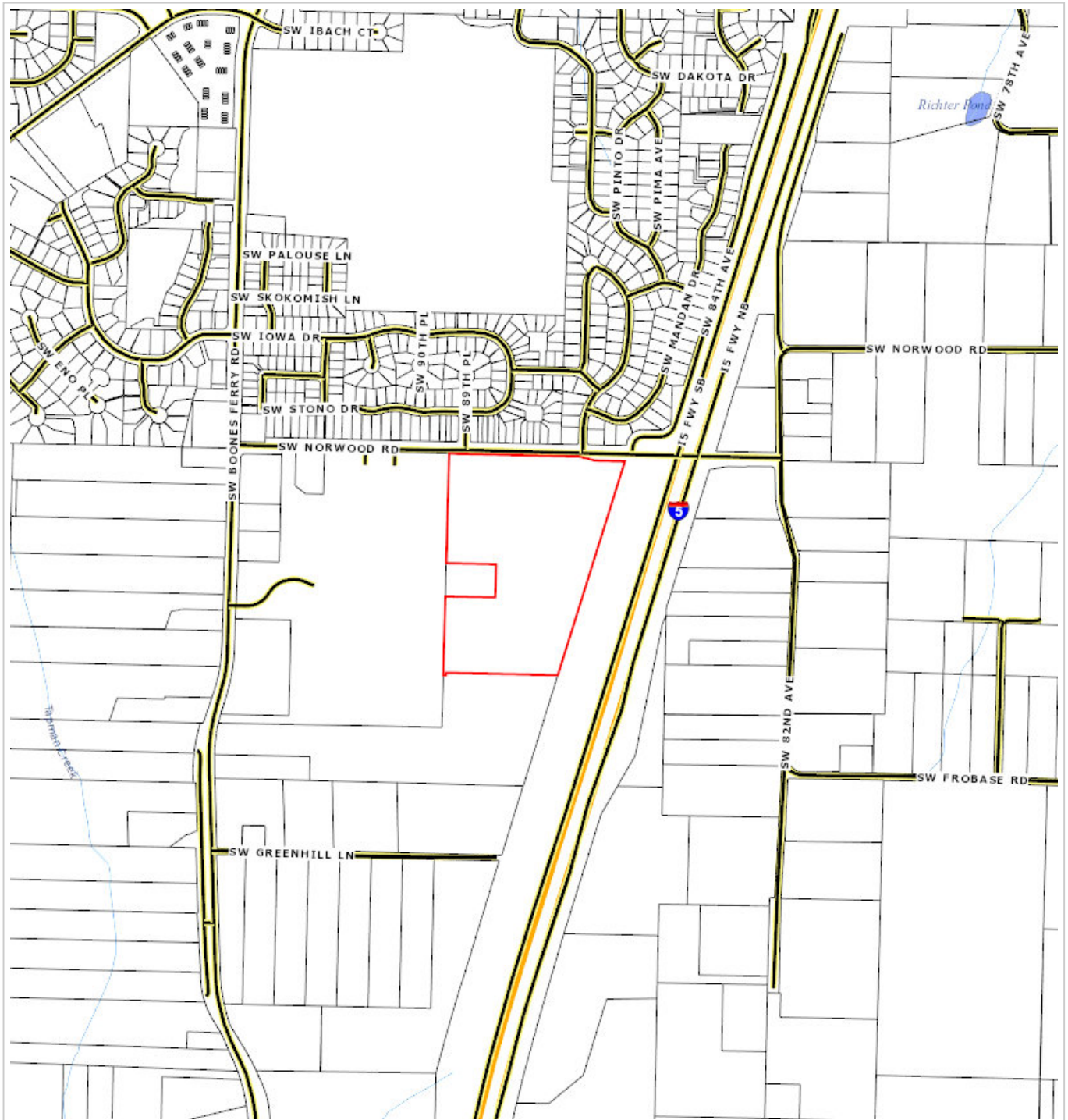
Parcel ID: R560164

Site Address: Ns

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Street Map



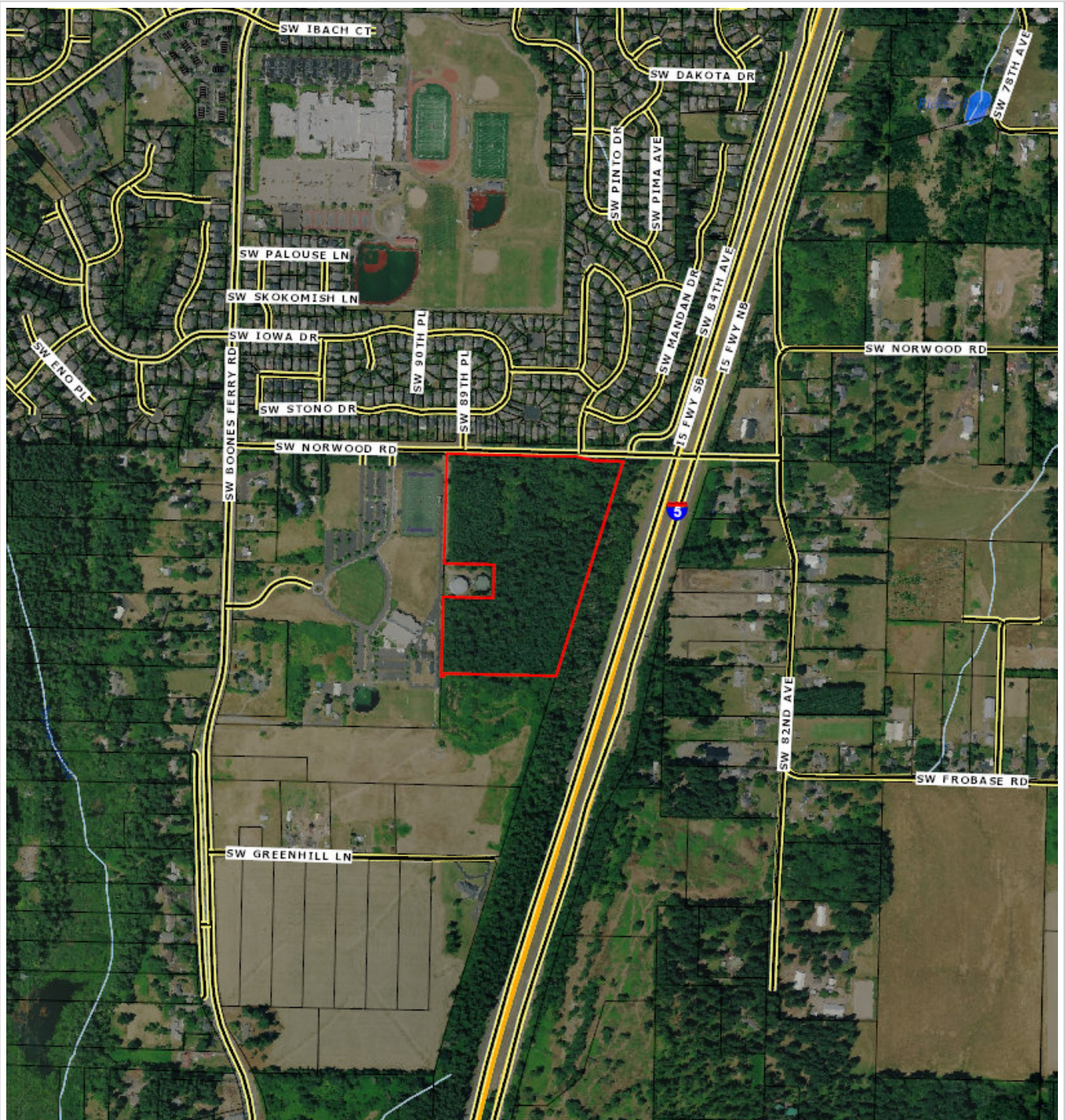
**First American Title**

**Parcel ID: R560164**

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Aerial Map



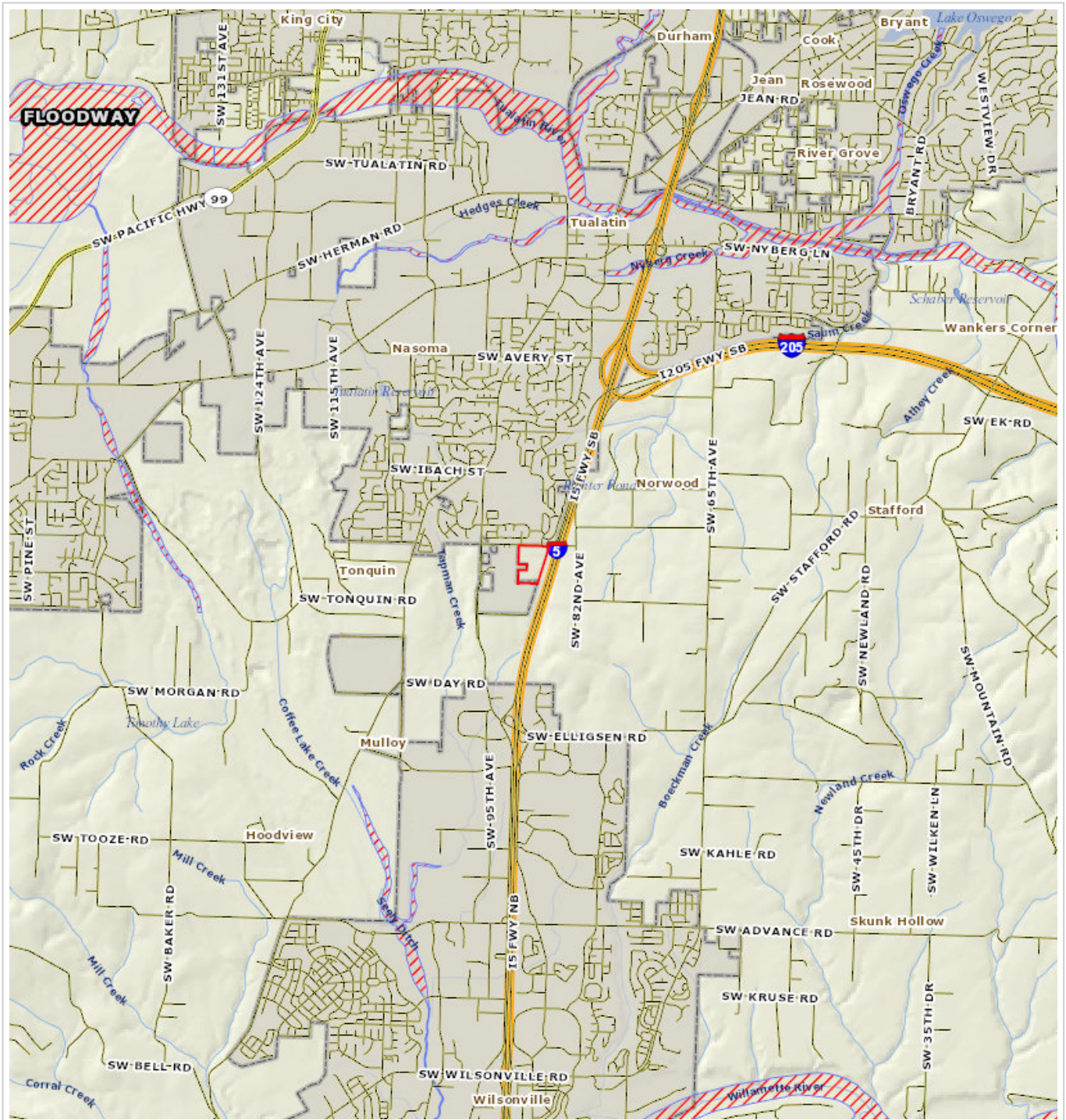
*First American Title*

**Parcel ID: R560164**

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Flood Map - 100 Year



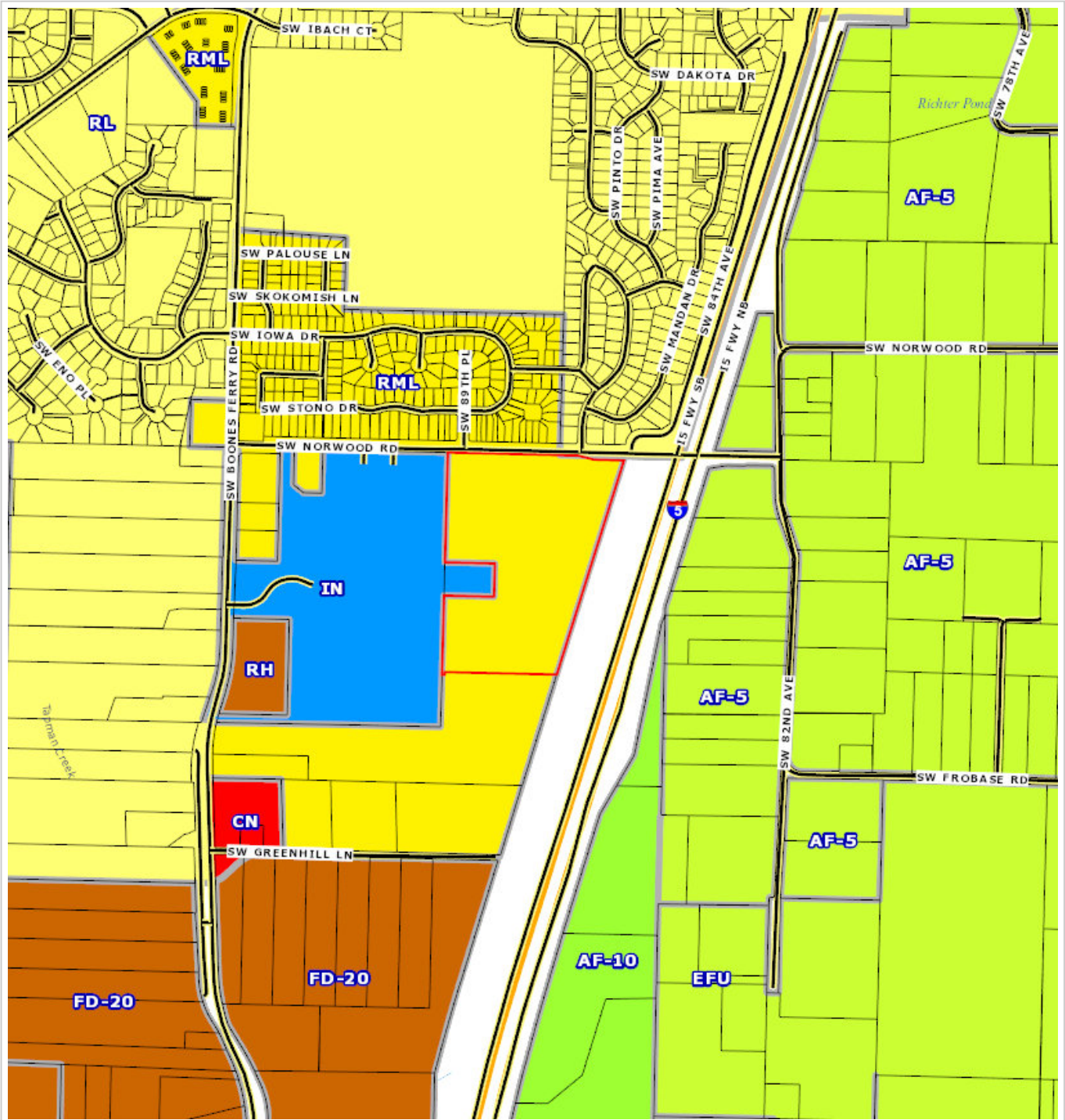
**First American Title**

Parcel ID: R560164

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Zoning Map



**First American Title**

Parcel ID: R560164

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02/25/2015 11:18:23 AM

D-DBS Cnt=1 Str=12 S PFEIFER

\$15.00 \$5.00 \$11.00 \$20.00 - Total = \$51.00



02016302201500126860030038

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



15  
36

After recording return to:  
P3 Properties, LLC  
c/o Paul Pennington  
P.O. Box 691  
White Salmon, WA 98672

Until further notice, all tax statements should be sent to:  
P3 Properties, LLC  
c/o Paul Pennington  
P.O. Box 691  
White Salmon, WA 98672

Tax Account No. 2S135D0 00100  
Ref No. R0560164

True actual consideration paid is \$ 0

**BARGAIN AND SALE DEED**

Paul Pennington, Janet Pennington Peterson, and Gay Pennington Paschoal, as equal tenants in common, Grantors, do hereby convey unto P3 Properties, LLC, an Oregon limited liability company, Grantee, all of their right, title, and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Washington County, State of Oregon, described as follows, to-wit:

**SEE ATTACHED EXHIBIT "A"**

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

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.

DATED: 2/12/2015

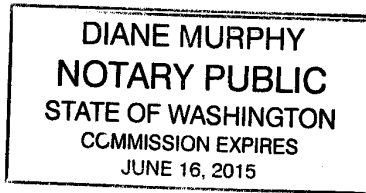
Paul Pennington 2/9/2015  
Paul Pennington

Janet Pennington Peterson  
Janet Pennington Peterson

Gay Pennington Paschoal  
Gay Pennington Paschoal

STATE OF Washington )  
County of Klickitat ) §

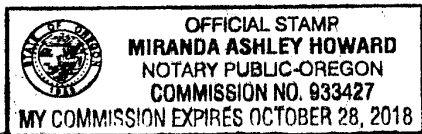
This instrument was acknowledged before me on 2-9-2015, 2014, by Paul Pennington.



Diane Murphy  
Notary Public for ~~Oregon~~ Washington

STATE OF OREGON )  
County of Benton ) §

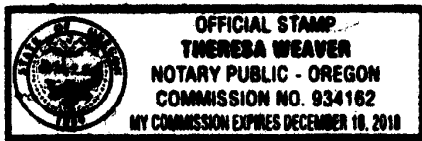
This instrument was acknowledged before me on 2/12/2015, by Janet Pennington Peterson.



Miranda Ashley Howard  
Notary Public for Oregon

STATE OF OREGON )  
County of Washington ) §

This instrument was acknowledged before me on Feb 5, 2015, 2014, by Gay Pennington Paschoal.



Theresa Weaver  
Notary Public for Oregon



EXHIBIT "A"

All interest in 25.18 acres of land, located at S.W. Norwood Ave., Tualatin, Oregon 97062, more particularly described as:

The North half of the Northwest quarter of the Southeast quarter and the Northeast quarter of the Southeast quarter of Section 35, Township 2 South, Range 1 West of the Willamette Meridian, in Washington County, Oregon,

EXCEPTING tract conveyed to the State of Oregon, by and through its State Highway Commission, in deed book 325, page 183, as follows: A parcel of land lying in the Northeast quarter of the Southeast quarter of Section 35, T2S, R1W, W.M.; the said parcel being that portion of said Northeast quarter of the Southeast quarter lying Easterly of a line parallel to and 100 feet Westerly of the centerline of the West Portland-Hubbard Highway as said highway has been relocated, which centerline is described as follows:

Beginning at Engineer's centerline Station 349/00, said Station being 115.27 feet North and 78.52 feet East of the East quarter corner of said section 35; thence South 15°49'15" West 1600 feet to Station 365/00; said centerline crossing the East and South lines of said Northeast quarter of the Southeast quarter approximately at Section 351/83 and Station 363/91 respectively;

ALSO EXCEPTING that tract conveyed to the State of Oregon, by and through its State Highway Commission, by deed in book 341, page 233; ALSO EXCEPTING the following described premises: Beginning at an iron bar marking the center of Section 35, T2S, R1W, W.M., Washington County, Oregon; thence South along the West line of the Southeast quarter of said Section 35 to the Southwest corner of tract conveyed to Merle Pennington and Dorthea Pennington by deed of record in book 417 at page 314, Deed Records of Washington County; thence East along the South line of said tract so conveyed 16 rods and 30 feet to a point; thence North parallel to the West line of said Southeast quarter of said Section 35 to the North line of said Southeast quarter of Section 35; thence West along the North line of said Southeast quarter 16 rods and 30 feet to the point of beginning;

ALSO EXCEPTING the following parcels: Parcel conveyed to Shope, described in instrument of record in book 575, page 110, October 13, 1965, Washington County Records; parcel conveyed to School District 88J, described in instrument of record in Book 767, page 495, December 17, 1969, Washington County Records; and parcel conveyed to City of Tualatin described in instrument of record in Book 825, Page 873, 1971, Washington County Records.

Also identified as Washington County Tax Lot 100 on Tax Map 2S135D



# FIRST AMERICAN TITLE Property Research Report

**SUBJECT PROPERTY**

23740 SW Boones Ferry Rd  
R560253  
2S135D000400  
Washington

**OWNER**

Autumn Sunrise LLC

**DATE PREPARED**

06/14/2021

**PREPARED BY**

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title**

Customer Service Department

Phone: 503.219.7R10 (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

**OWNERSHIP INFORMATION**

Owner: Autumn Sunrise LLC

Parcel #: R560253

CoOwner:

Ref Parcel #: 2S135D000400

Site: 23740 SW Boones Ferry Rd Tualatin OR 97062

TRS: 02S / 01W / 35 / SE

Mail: 485 S State St Lake Oswego OR 97034

County: Washington

**PROPERTY DESCRIPTION**

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 1900 - Urban Developable Tract - Vacant

Std Land Use: RCON - Condominium, Pud

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34837945 / -122.77384747

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 1.88

**ASSESSMENT AND TAXATION**

Market Land: \$343,350.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$343,350.00 (2020)

% Improved: 0.00%

Assessed Total: \$146,730.00 (2021)

Levy Code: 88.15

Tax: \$2,663.62 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

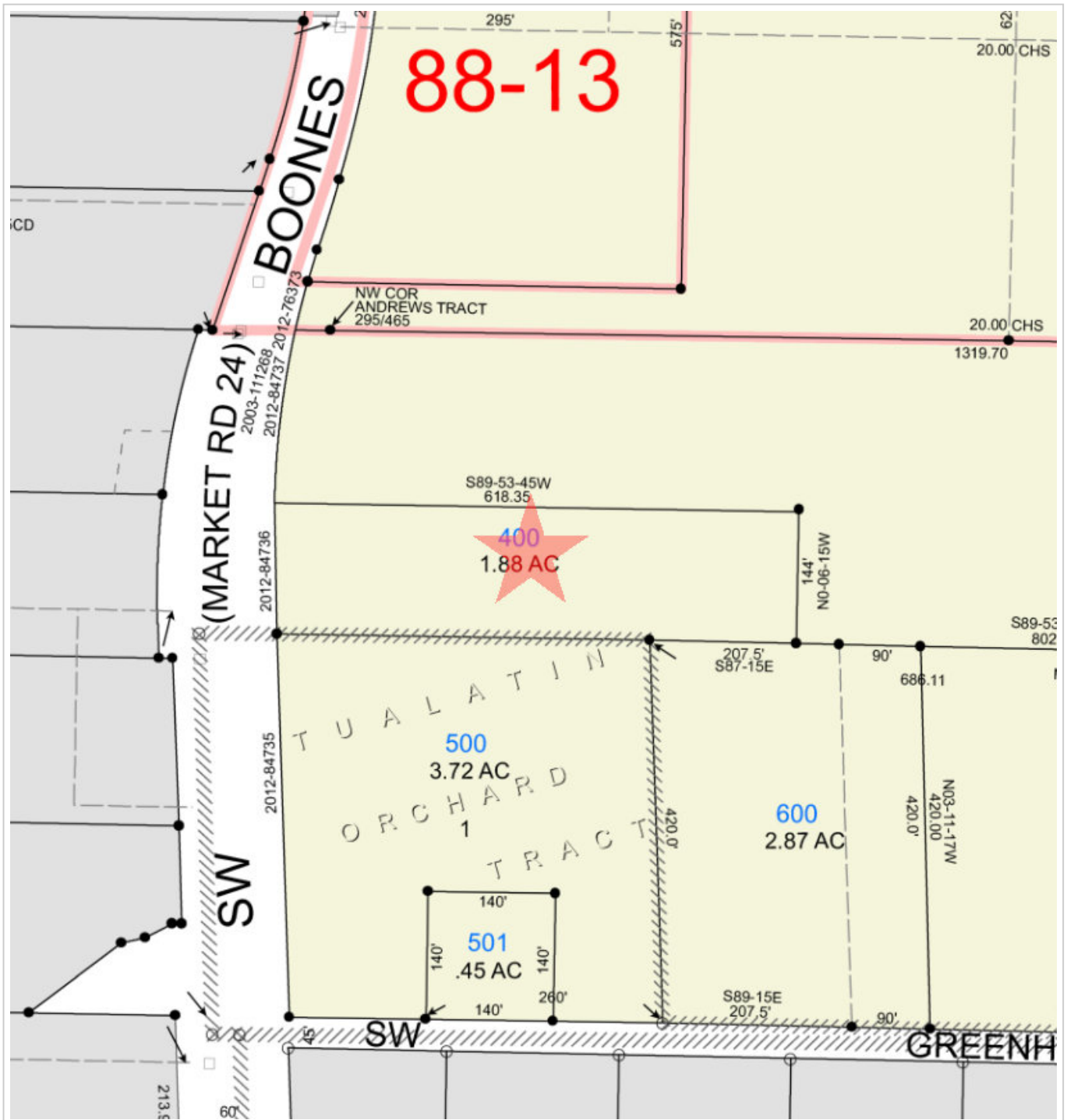
**PROPERTY CHARACTERISTICS**

|                 |                 |                          |
|-----------------|-----------------|--------------------------|
| Bedrooms:       | Total SqFt:     | Year Built:              |
| Baths, Total:   | First Floor:    | Eff Year Built:          |
| Baths, Full:    | Second Floor:   | Lot Size Ac: 1.88 Acres  |
| Baths, Half:    | Basement Fin:   | Lot Size SF: 81,893 SqFt |
| Total Units: 1  | Basement Unfin: | Lot Width:               |
| # Stories:      | Basement Total: | Lot Depth:               |
| # Fireplaces:   | Attic Fin:      | Roof Material:           |
| Cooling:        | Attic Unfin:    | Roof Shape:              |
| Heating:        | Attic Total:    | Ext Walls:               |
| Building Style: | Garage:         | Const Type:              |

**SALES AND LOAN INFORMATION**

| Owner                         | Date       | Doc #      | Sale Price     | Deed Type     | Loan Amt       | Loan Type    |
|-------------------------------|------------|------------|----------------|---------------|----------------|--------------|
| AUTUMN SUNRISE LLC            | 02/04/2021 | 14624      |                | Deed Of Trust | \$2,500,000.00 | Conventional |
| AUTUMN SUNRISE LLC            | 09/28/2007 | 0000105096 | \$7,143,000.00 | Deed          | \$1,039,000.00 | Conventional |
| KIMBALL HILL HOMES OREGON INC | 10/03/2005 | 0000121808 | \$15,000,000.0 | Mortgage      | \$9,800,000.00 | Conv/Unk     |
| ROOT HOLDINGS LLC             | 06/17/2005 | 0000069068 | \$200,000.00   | Deed          |                | Conv/Unk     |

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**First American Title**

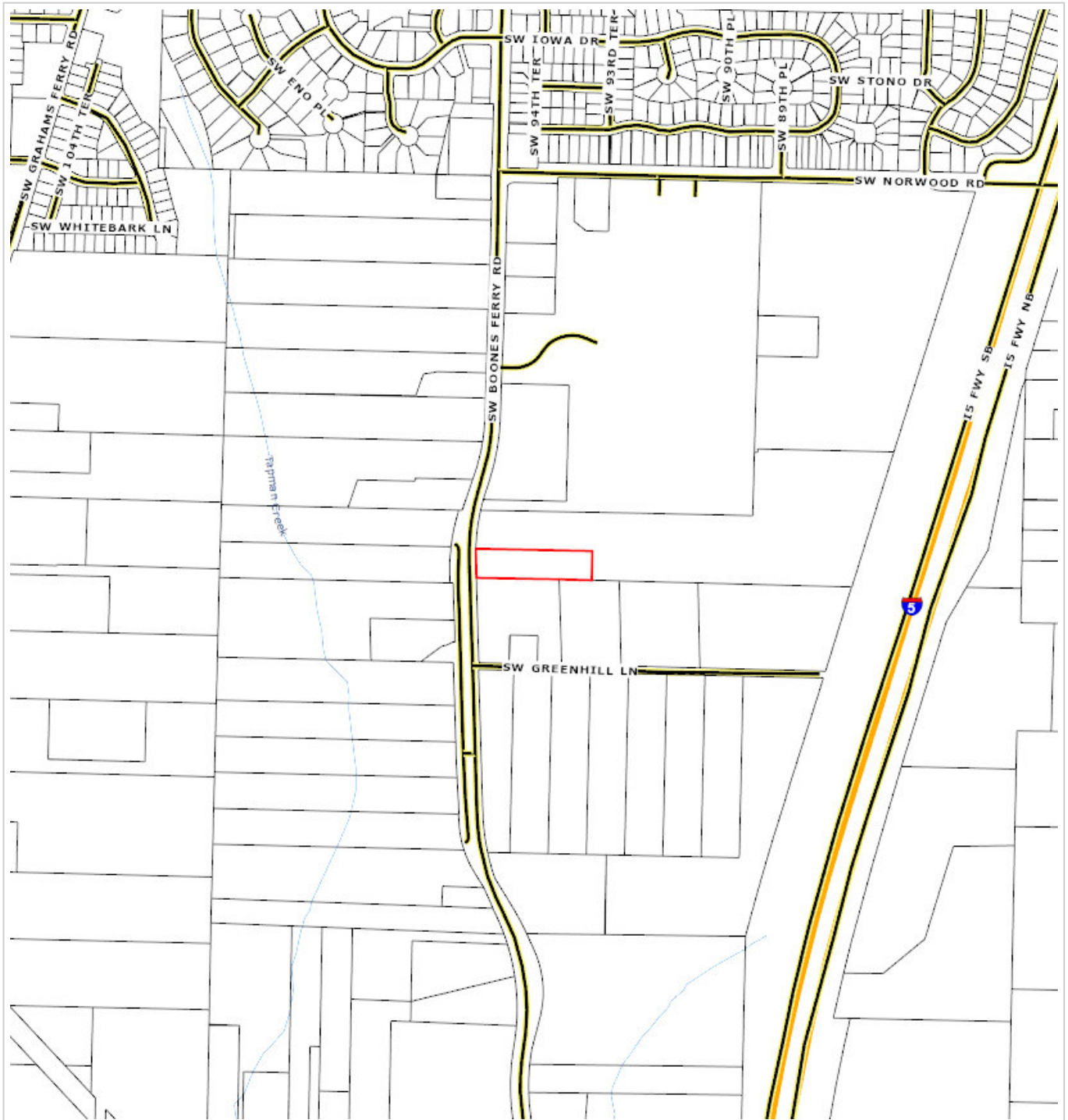
Parcel ID: R560253

Site Address: 23740 SW Boones Ferry Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Street Map



**First American Title**

**Parcel ID: R560253**

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Aerial Map



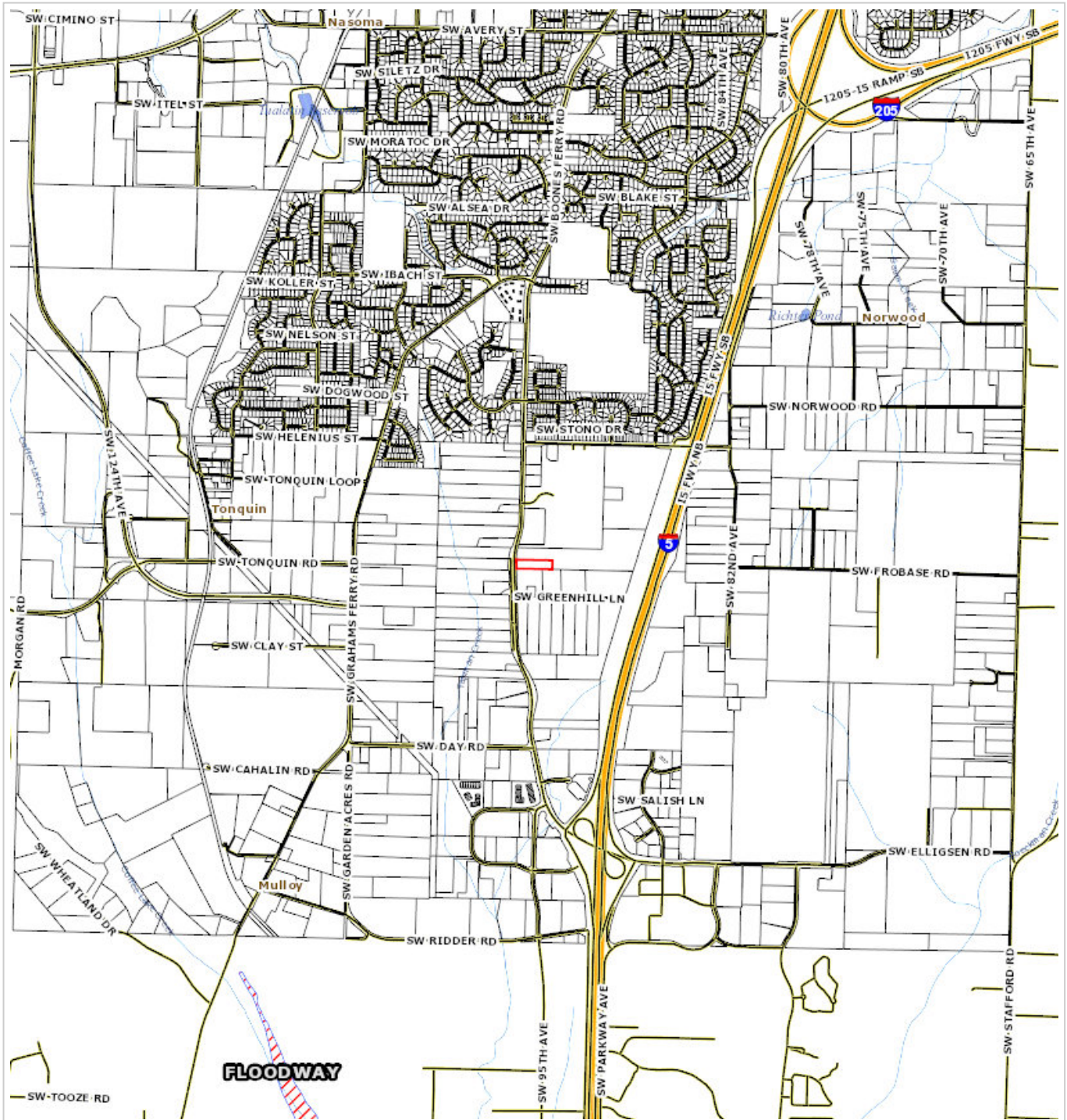
*First American Title*

**Parcel ID: R560253**

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Flood Map - 100 Year

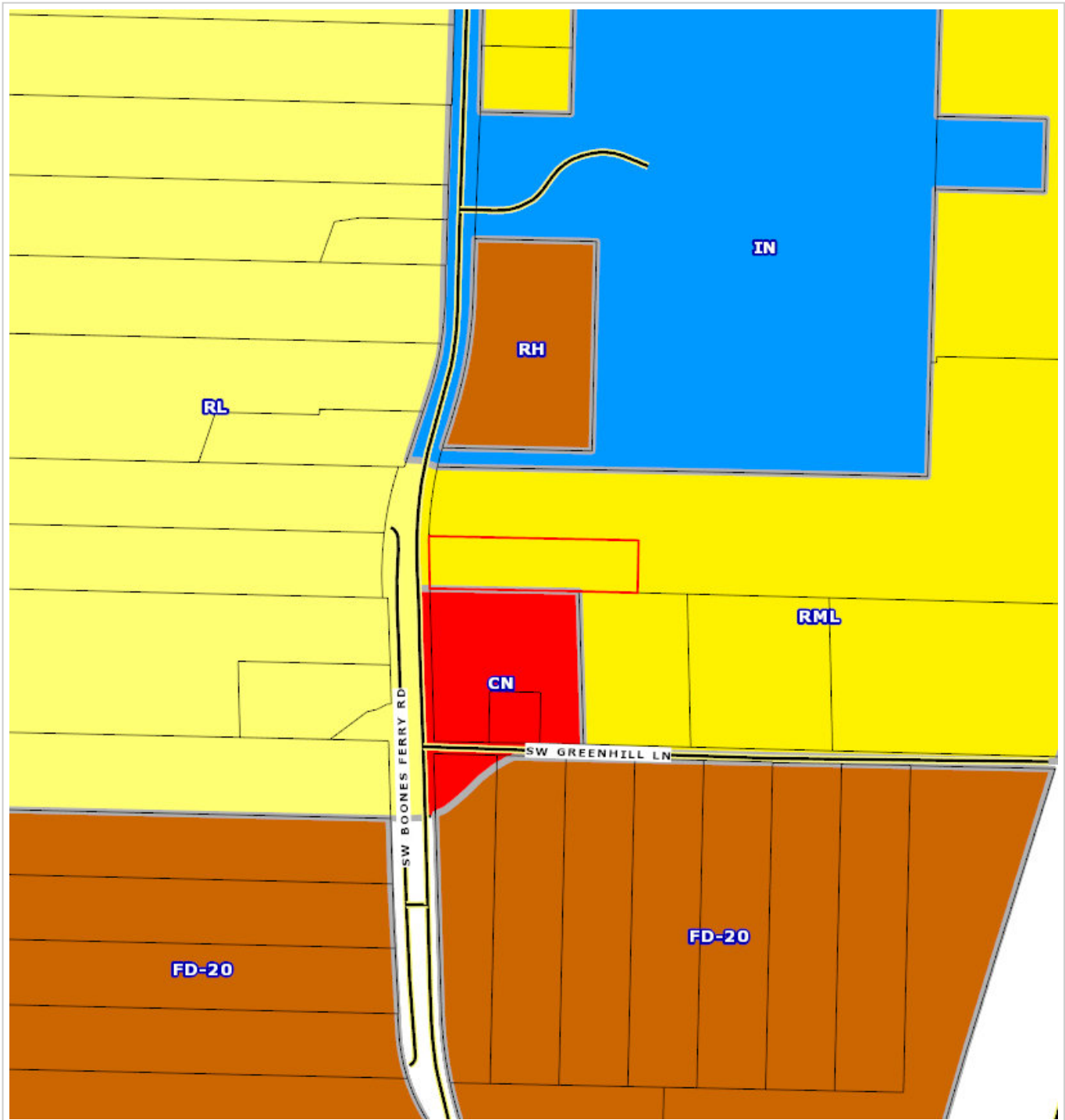


**First American Title**

Parcel ID: R560253

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Zoning Map



*First American Title*

Parcel ID: R560253

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2005  
41

7,143



After recording return to:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

File No.: 7073-1087491 (LSH)  
Date: September 14, 2007

Washington County, Oregon 2007-105096  
09/28/2007 03:29:27 PM  
D-DW Cnt=1 Stn=16 D HOFFMAN  
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Richard Hobermicht*

Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE

1087491-LLC

FATCO. NO.

### STATUTORY SPECIAL WARRANTY DEED

**Kimball Hill Homes Oregon, Inc., an Oregon Corporation**, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



|                            |         |
|----------------------------|---------|
| WASHINGTON COUNTY          |         |
| REAL PROPERTY TRANSFER TAX |         |
| \$ 7143.00                 | 9-28-07 |
| FEE PAID                   | DATE    |


APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

Dated this 26<sup>TH</sup> day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation

  
By: Dudley McGee, Vice President

STATE OF California )  
 )ss.  
County of SACRAMENTO )

This instrument was acknowledged before me on this 26<sup>TH</sup> day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California  
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

### EXHIBIT A

#### LEGAL DESCRIPTION:

##### PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

##### PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

## PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

## PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

## PARCEL VII:



A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



# FIRST AMERICAN TITLE Property Research Report

**SUBJECT PROPERTY**

23620 SW Boones Ferry Rd  
R560262  
2S135D000401  
Washington

**OWNER**

Autumn Sunrise LLC

**DATE PREPARED**

06/14/2021

**PREPARED BY**

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

**OWNERSHIP INFORMATION**

Owner: Autumn Sunrise LLC

Parcel #: R560262

CoOwner:

Ref Parcel #: 2S135D000401

Site: 23620 SW Boones Ferry Rd Tualatin OR 97062

TRS: 02S / 01W / 35 / SE

Mail: 485 S State St Lake Oswego OR 97034

County: Washington

**PROPERTY DESCRIPTION**

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type:

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.3486529 / -122.77095718

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 17.55

**ASSESSMENT AND TAXATION**

Market Land: \$3,205,160.00

Market Impr: \$0.00

Market Special: \$0.00

Market Total: \$3,205,160.00 (2020)

% Improved: 0.00%

Assessed Total: \$663,540.00 (2021)

Levy Code: 88.15

Tax: \$12,045.30 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

**PROPERTY CHARACTERISTICS**

Bedrooms: 3

Total SqFt: 1,414 SqFt

Year Built: 1970

Baths, Total: 2

First Floor: 1,414 SqFt

Eff Year Built: 1999

Baths, Full: 2

Second Floor:

Lot Size Ac: 17.55 Acres

Baths, Half:

Basement Fin:

Lot Size SF: 764,478 SqFt

Total Units:

Basement Unfin:

Lot Width:

# Stories:

Basement Total:

Lot Depth:

# Fireplaces: 1

Attic Fin:

Roof Material: Composition Shingle

Cooling:

Attic Unfin:

Roof Shape: Gable

Heating: Forced Air

Attic Total:

Ext Walls: Wood

Building Style: RS0 - Single Family

Garage: Finished Garage 420 SqFt

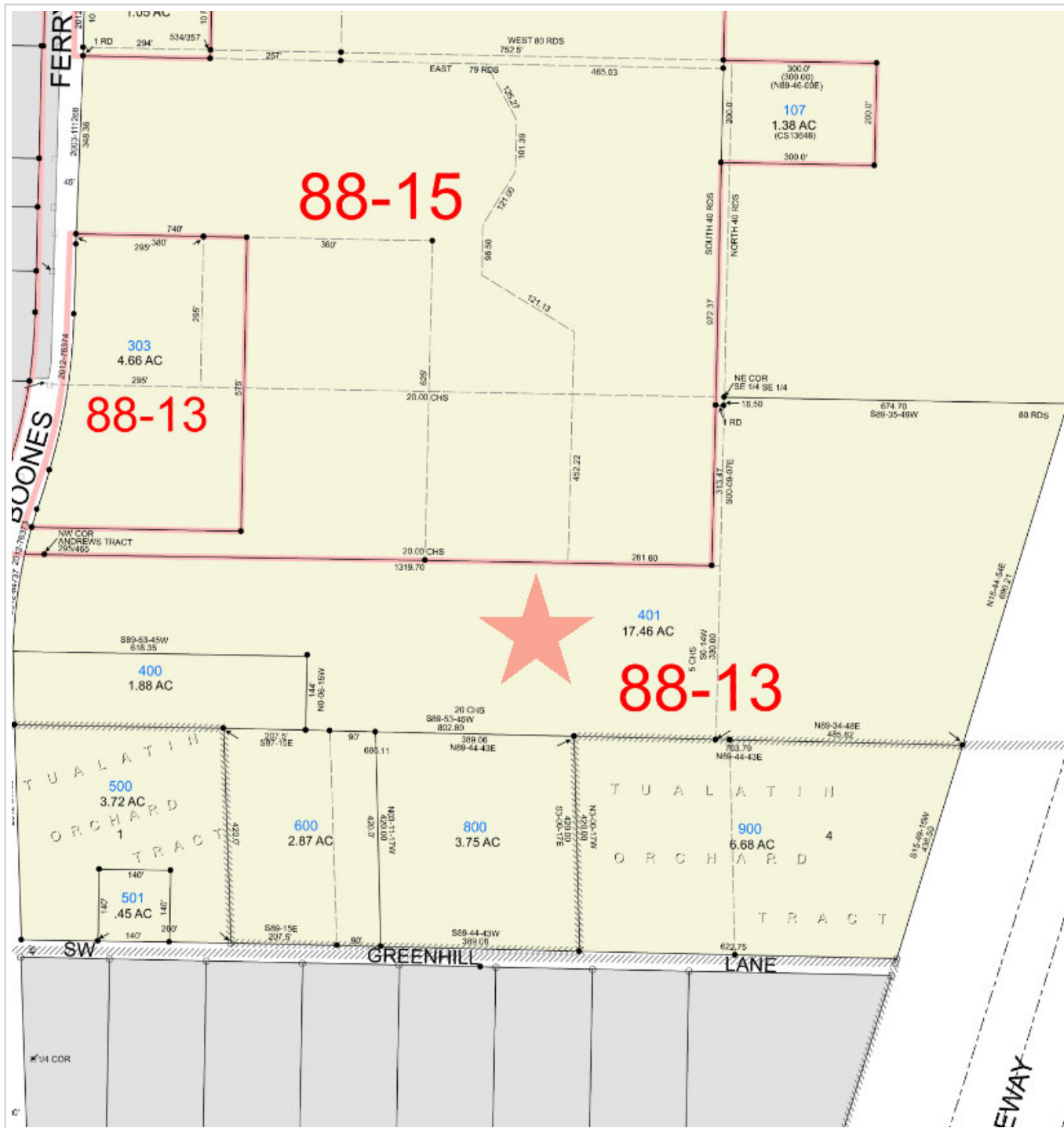
Const Type: Wood

**SALES AND LOAN INFORMATION**

| Owner                  | Date       | Doc #      | Sale Price     | Deed Type     | Loan Amt       | Loan Type    |
|------------------------|------------|------------|----------------|---------------|----------------|--------------|
| OWNER NAME UNAVAILABLE | 09/28/2007 | 0000105096 |                | Quit Claim    | \$1,039,000.00 | Conventional |
| AUTUMN SUNRISE LLC     | 09/28/2007 | 2007105096 | \$7,143,000.00 | DW            |                |              |
| GRACE COMMUNITY CHURCH | 06/17/2005 | 0000069065 |                | Deed Of Trust | \$4,500,000.00 | Conv/Unk     |
| GRACE COMMUNITY CHURCH | 01/11/2002 | 4397       | \$537,890.00   | Deed          |                | Conv/Unk     |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



**First American Title**

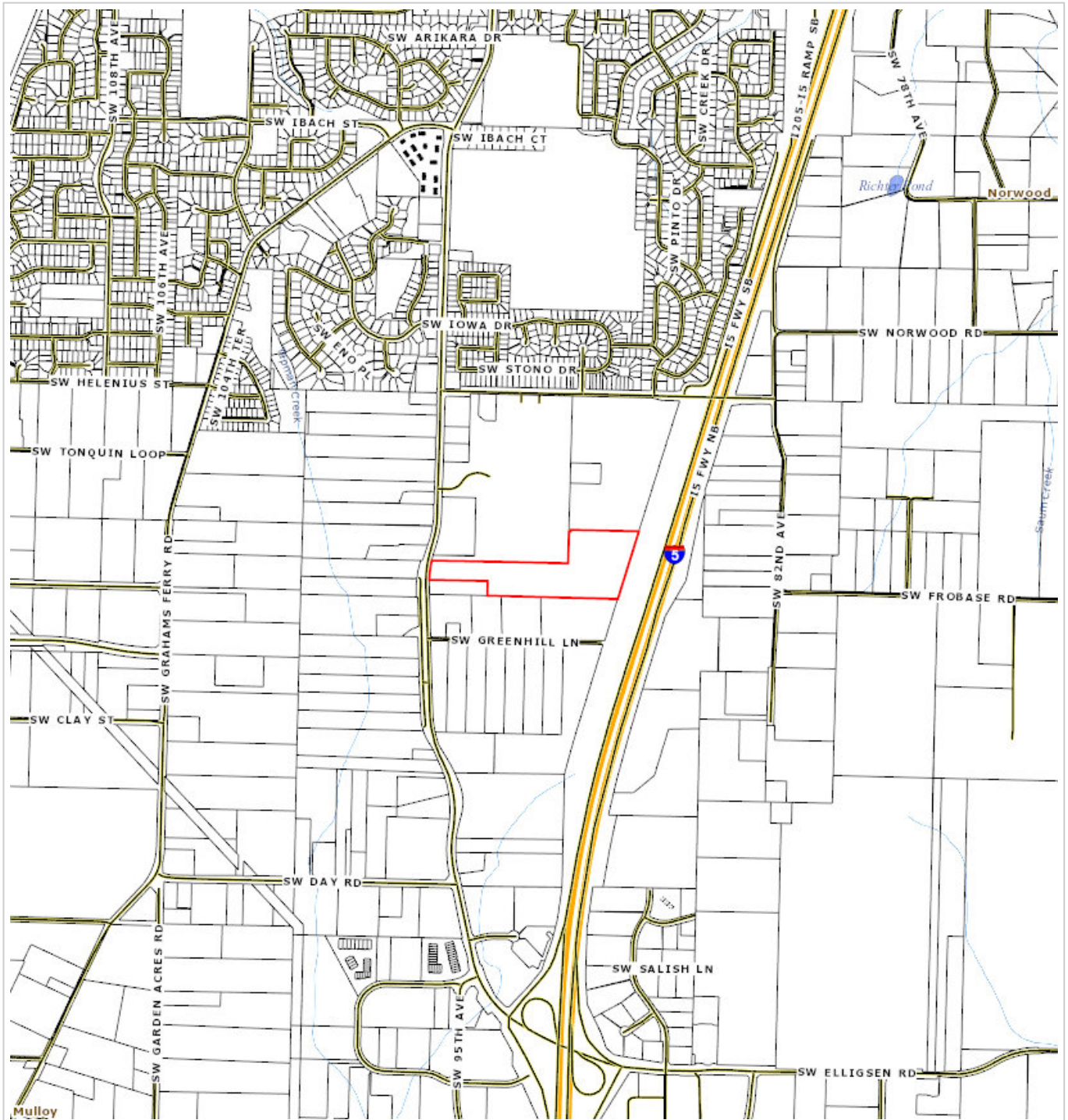
Parcel ID: R560262

Site Address: 23620 SW Boones Ferry Rd

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Street Map



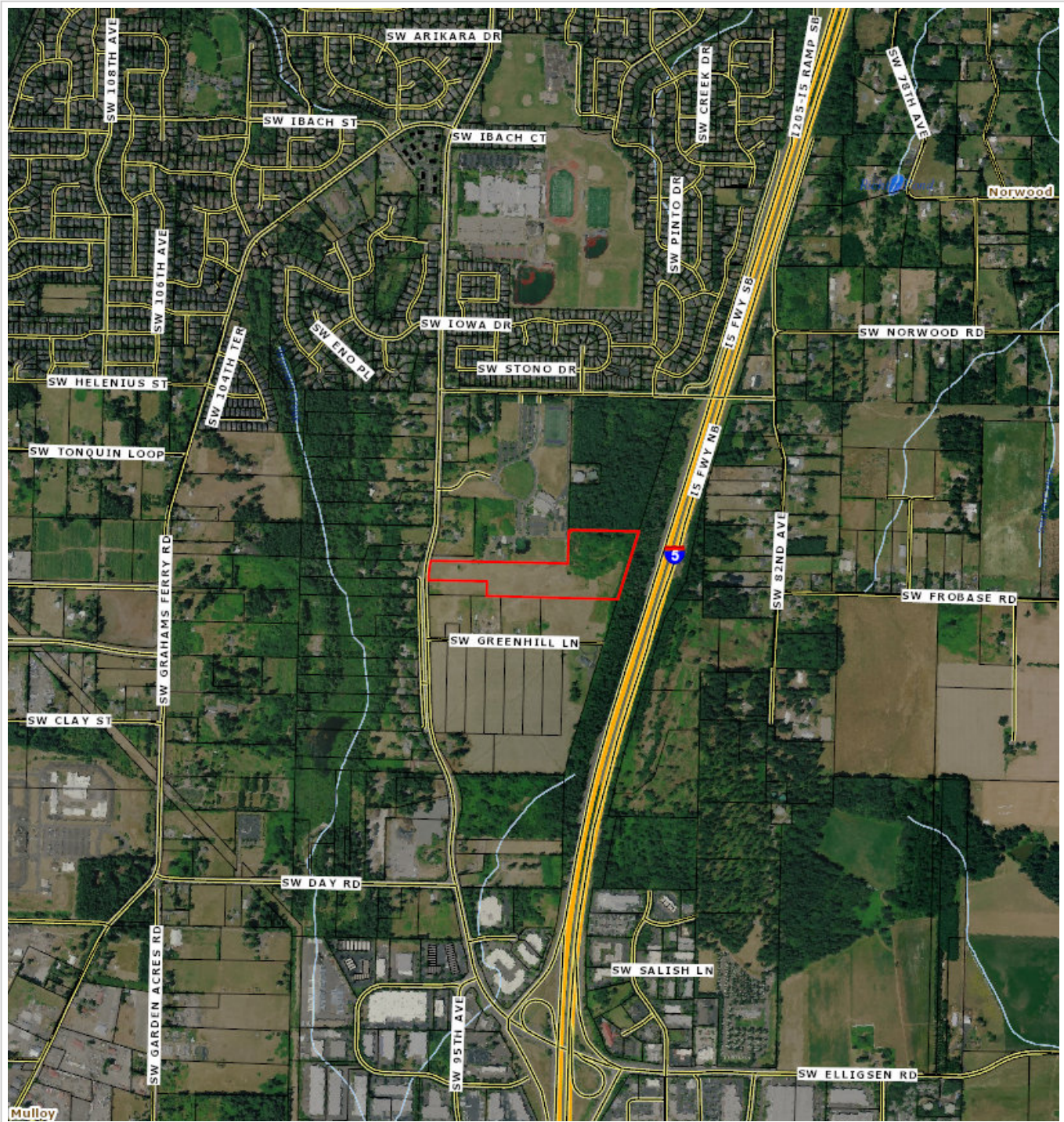
**First American Title**

**Parcel ID: R560262**

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Aerial Map



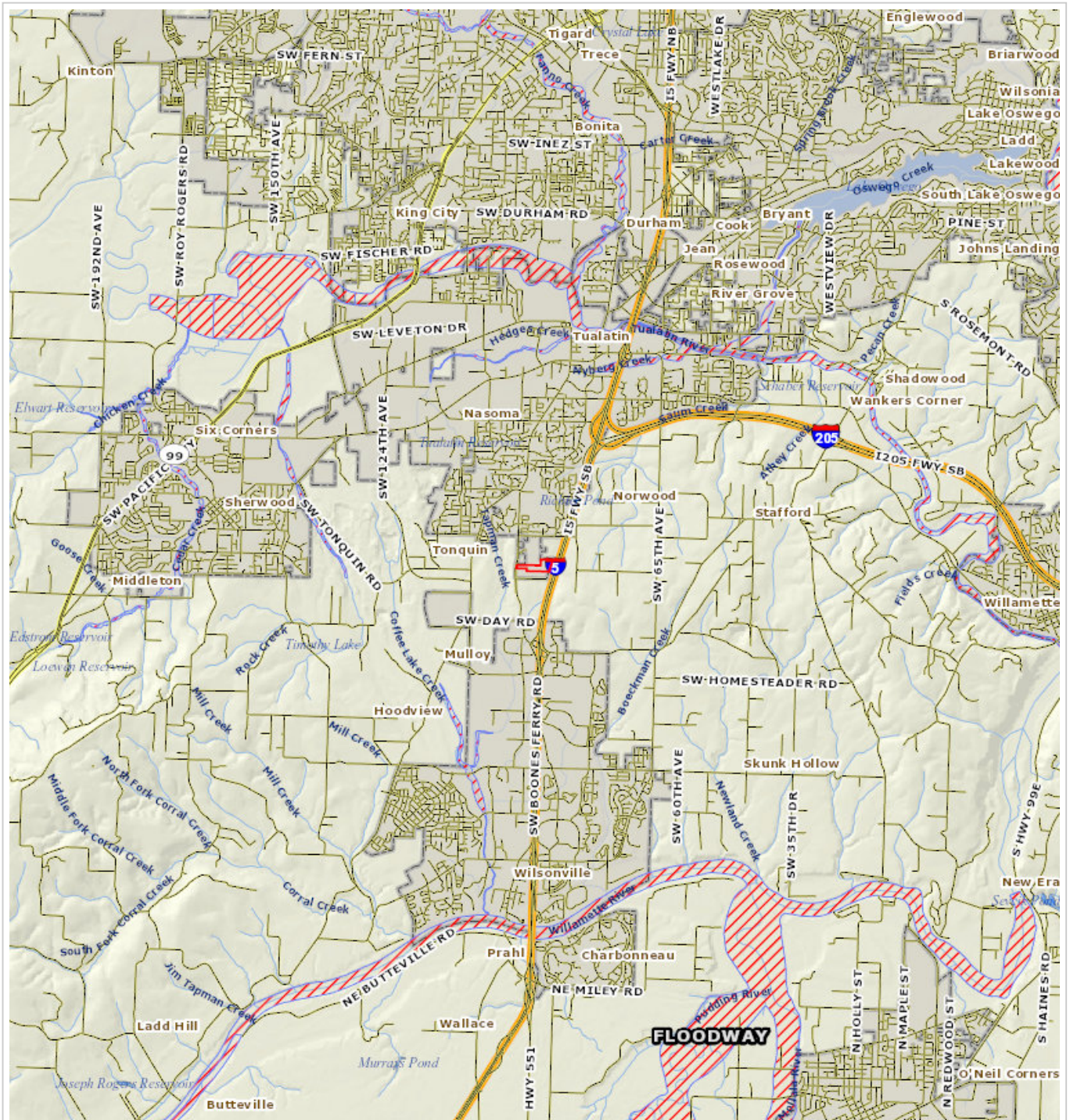
*First American Title*

**Parcel ID: R560262**

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Flood Map - 100 Year



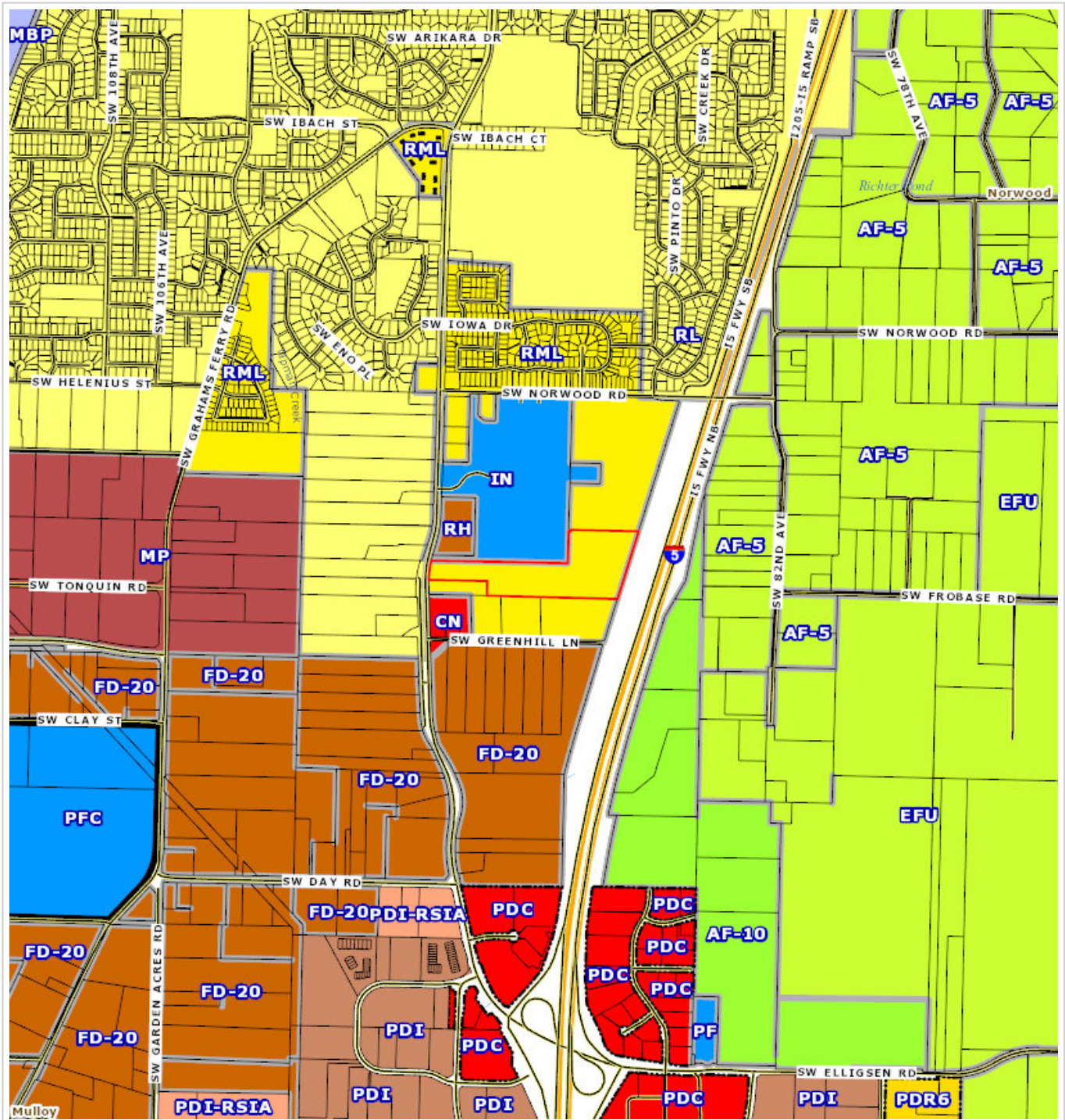
**First American Title**

Parcel ID: R560262

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Zoning Map



*First American Title*

Parcel ID: R560262

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Washington County, Oregon 2007-105096  
09/28/2007 03:29:27 PM  
D-DW Cnt=1 Stn=16 D HOFFMAN  
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00

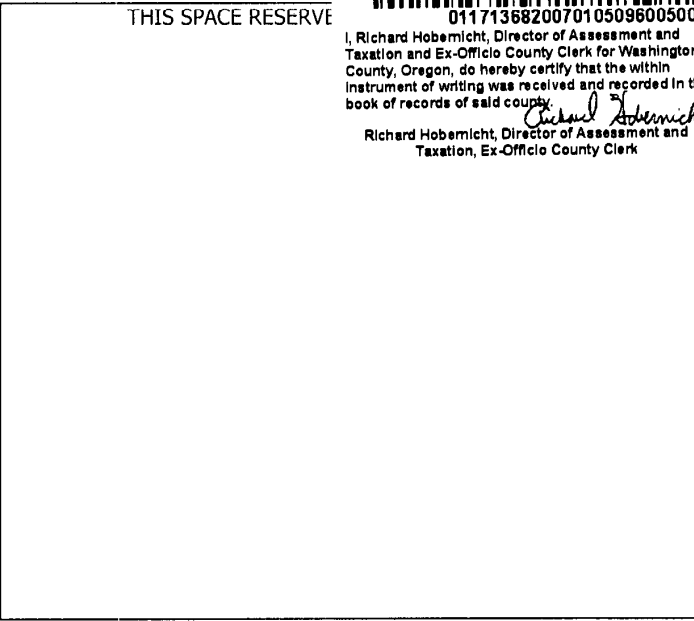


01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.  
Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE



After recording return to:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

File No.: 7073-1087491 (LSH)  
Date: September 14, 2007

2005  
F  
41



1087491-LO

FATCO. NO.

### STATUTORY SPECIAL WARRANTY DEED

**Kimball Hill Homes Oregon, Inc., an Oregon Corporation**, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$ 7143.00 9-28-07  
FEE PAID DATE




APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

Dated this 26<sup>TH</sup> day of SEPTEMBER, 2007.


Kimball Hill Homes Oregon, Inc., an Oregon corporation

  
By: Dudley McGee, Vice President

STATE OF California )  
 )ss.  
County of SACRAMENTO )

This instrument was acknowledged before me on this 26<sup>TH</sup> day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.



  
Notary Public for California  
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

### EXHIBIT A

#### LEGAL DESCRIPTION:

##### PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

##### PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

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BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

## PARCEL VII:



A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



# FIRST AMERICAN TITLE Property Research Report

## SUBJECT PROPERTY

Ns  
R560271  
2S135D000500  
Washington

## OWNER

Autumn Sunrise LLC

## DATE PREPARED

06/14/2021

## PREPARED BY

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

### OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: Ns Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560271

Ref Parcel #: 2S135D000500

TRS: 02S / 01W / 35 / SE

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: G - General Improvements

Subdiv/Plat: Tualatin Orchard Tract

Land Use: 1900 - Urban Developable Tract - Vacant

Std Land Use: RCON - Condominium, Pud

Zoning: Tualatin-CN - Neighborhood Commercial

Lat/Lon: 45.34779775 / -122.77411217

Watershed: Abernethy Creek-Willamette River

Legal: TUALATIN ORCHARD TRACT, LOT PT 1,  
ACRES 3.72

### ASSESSMENT AND TAXATION

Market Land: \$776,760.00

Market Impr: \$1,610.00

Market Special: \$0.00

Market Total: \$778,370.00 (2020)

% Improved: 0.00%

Assessed Total: \$87,240.00 (2021)

Levy Code: 88.15

Tax: \$1,583.68 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

### PROPERTY CHARACTERISTICS

|                 |                 |                           |
|-----------------|-----------------|---------------------------|
| Bedrooms:       | Total SqFt:     | Year Built: 1970          |
| Baths, Total:   | First Floor:    | Eff Year Built: 1970      |
| Baths, Full:    | Second Floor:   | Lot Size Ac: 3.72 Acres   |
| Baths, Half:    | Basement Fin:   | Lot Size SF: 162,043 SqFt |
| Total Units: 1  | Basement Unfin: | Lot Width:                |
| # Stories:      | Basement Total: | Lot Depth:                |
| # Fireplaces:   | Attic Fin:      | Roof Material:            |
| Cooling:        | Attic Unfin:    | Roof Shape:               |
| Heating:        | Attic Total:    | Ext Walls:                |
| Building Style: | Garage:         | Const Type:               |

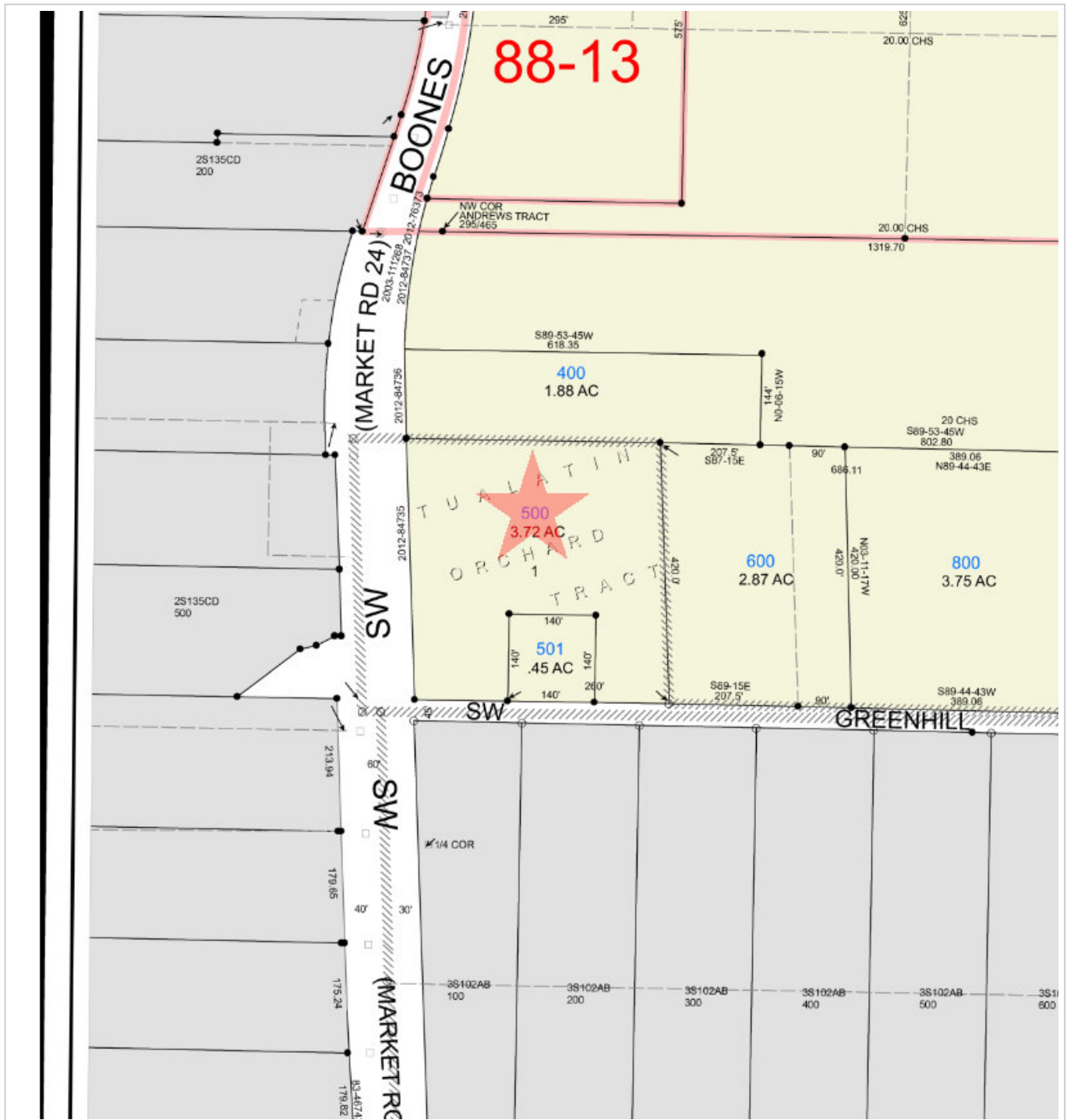
### SALES AND LOAN INFORMATION

| Owner        | Date       | Doc #  | Sale Price   | Deed Type | Loan Amt       | Loan Type |
|--------------|------------|--------|--------------|-----------|----------------|-----------|
| RECORD OWNER | 09/28/2007 | 105096 |              | Deed      | \$1,039,000.00 | Conv/Unk  |
| MARY L MUIR  | 09/25/1991 | 53277  | \$160,000.00 | Deed      |                | Conv/Unk  |
| RECORD OWNER | 01/04/1991 | 520    |              | Deed      |                | Conv/Unk  |
| RECORD OWNER | 09/29/1989 | 47096  |              | Deed      |                | Conv/Unk  |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Assessor Map



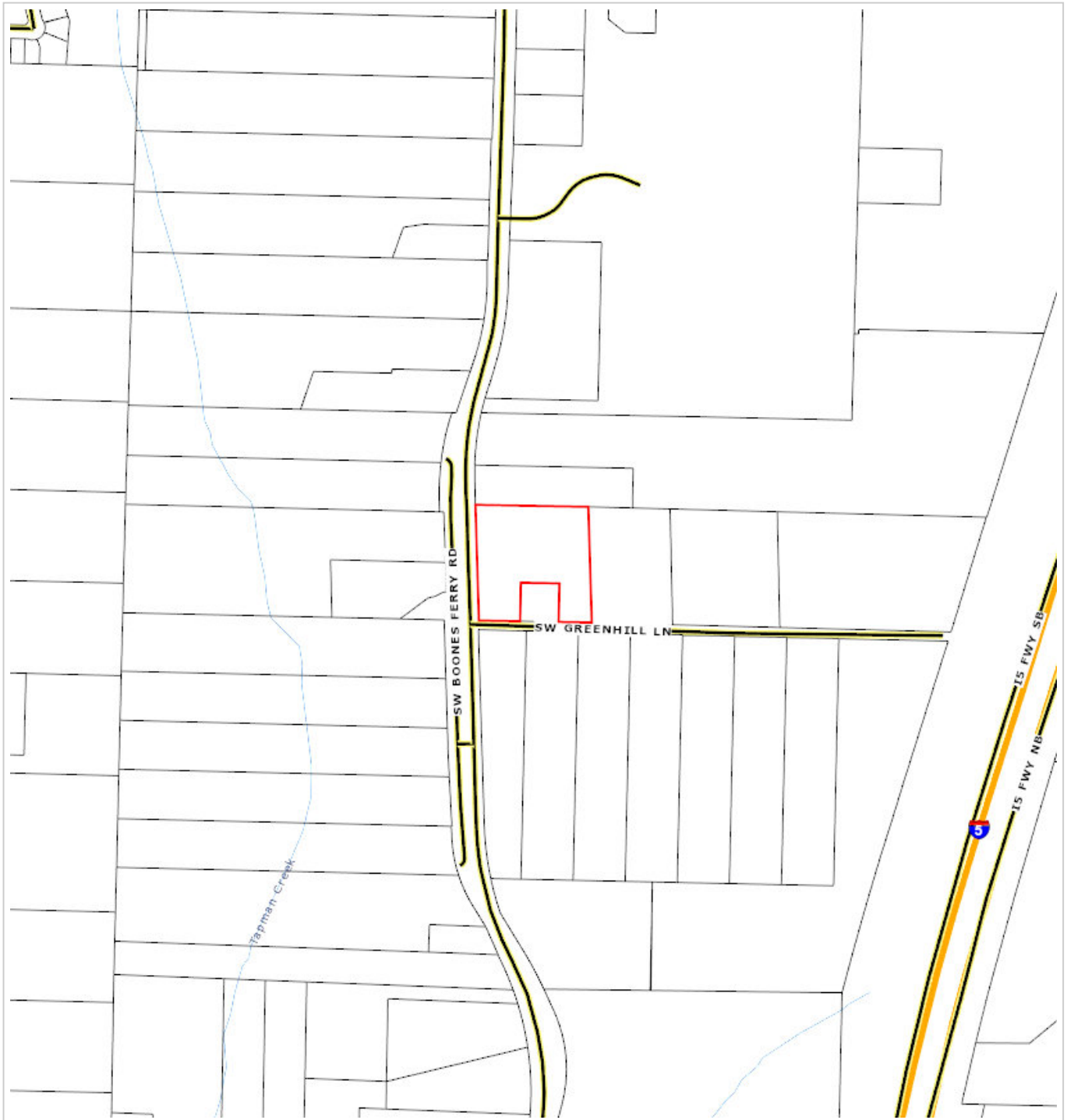
*First American Title*

Parcel ID: R560271

Site Address: Ns

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Street Map



*First American Title*

**Parcel ID: R560271**

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Aerial Map



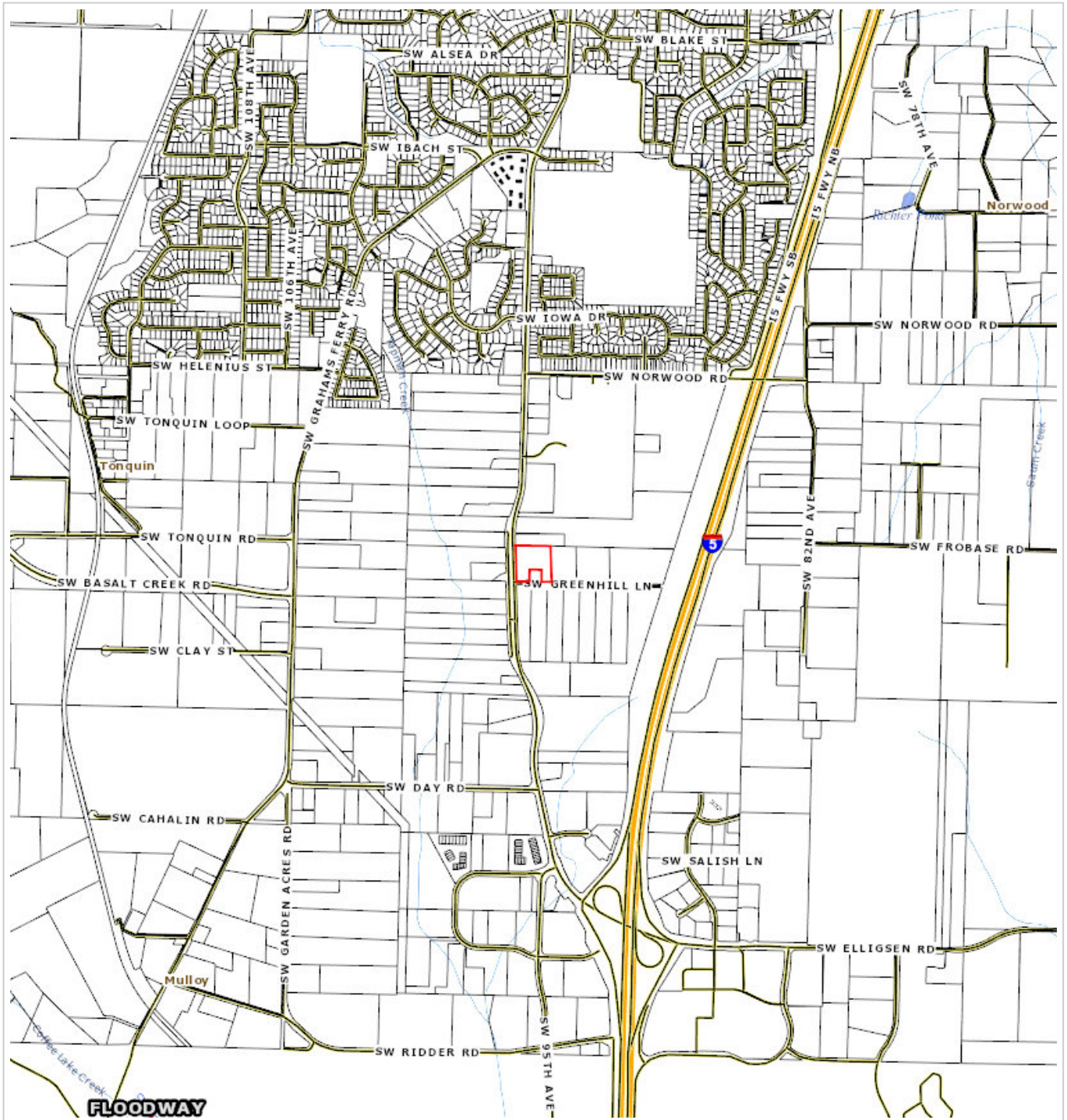
*First American Title*

**Parcel ID: R560271**

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Flood Map - 100 Year

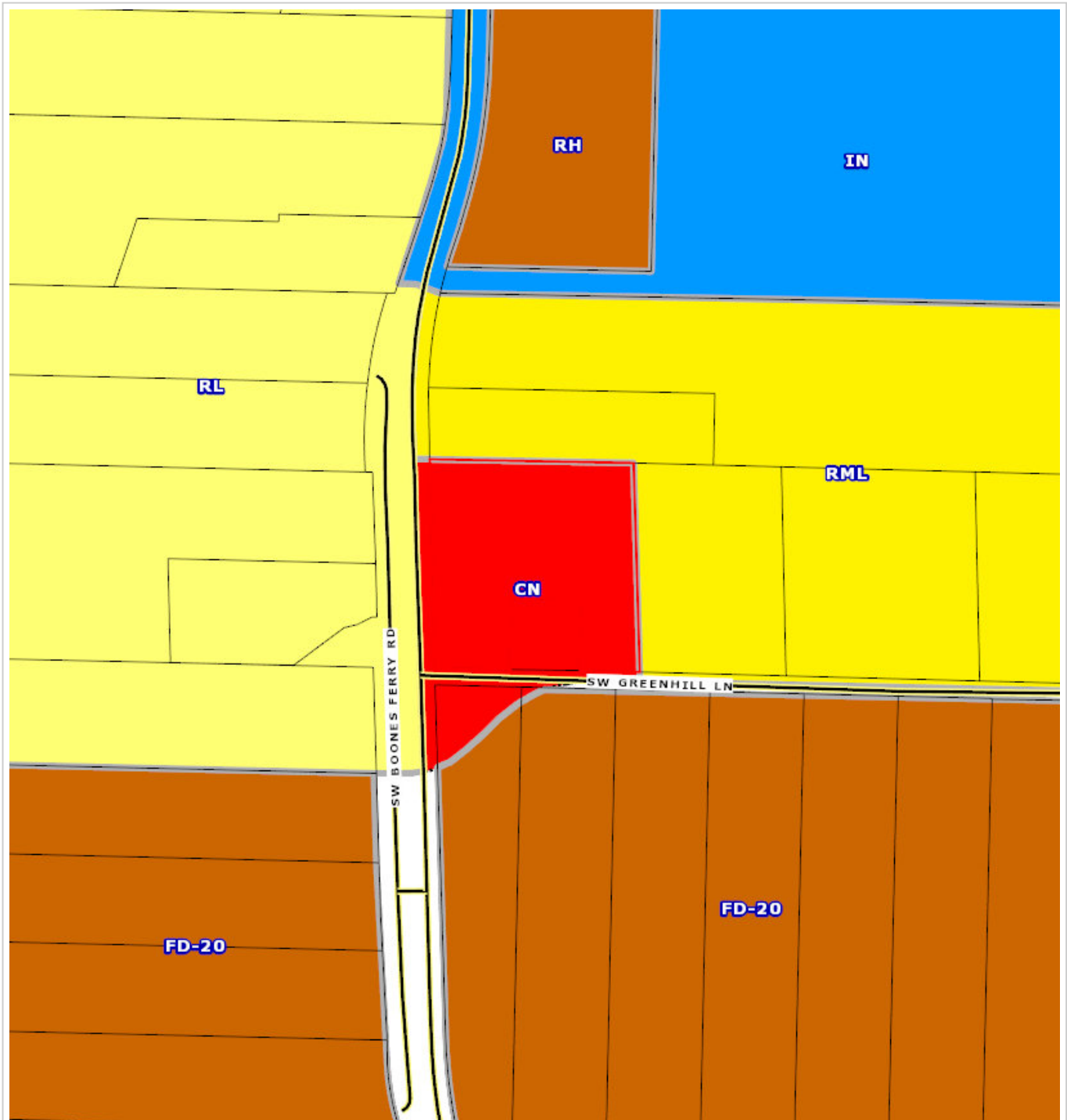


**First American Title**

**Parcel ID: R560271**

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Zoning Map



*First American Title*

**Parcel ID: R560271**

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2005  
41

7,143



After recording return to:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

File No.: 7073-1087491 (LSH)  
Date: September 14, 2007

Washington County, Oregon 2007-105096  
09/28/2007 03:29:27 PM  
D-DW Cnt=1 Stn=16 D HOFFMAN  
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Richard Hobermicht*

Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE

1087491-LO

FATCO. NO.

### STATUTORY SPECIAL WARRANTY DEED

**Kimball Hill Homes Oregon, Inc., an Oregon Corporation**, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



|                            |         |
|----------------------------|---------|
| WASHINGTON COUNTY          |         |
| REAL PROPERTY TRANSFER TAX |         |
| \$ 7143.00                 | 9-28-07 |
| FEE PAID                   | DATE    |




APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

Dated this 26<sup>TH</sup> day of SEPTEMBER, 2007.


Kimball Hill Homes Oregon, Inc., an Oregon corporation

  
By: Dudley McGee, Vice President

STATE OF California )  
 )ss.  
County of SACRAMENTO )

This instrument was acknowledged before me on this 26<sup>TH</sup> day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.



  
Notary Public for California  
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

### EXHIBIT A

#### LEGAL DESCRIPTION:

##### PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

##### PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

## PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

## PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

## PARCEL VII:



A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



# FIRST AMERICAN TITLE Property Research Report

**SUBJECT PROPERTY**

9415 SW Greenhill Ln  
R560280  
2S135D000501  
Washington

**OWNER**

Autumn Sunrise LLC

**DATE PREPARED**

06/14/2021

**PREPARED BY**

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

### OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 9415 SW Greenhill Ln Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560280

Ref Parcel #: 2S135D000501

TRS: 02S / 01W / 35 / SE

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cpo 5 Sherwood-Tualatin S1

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat: Tualatin Orchard Tract

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-CN - Neighborhood Commercial

Lat/Lon: 45.34722316 / -122.77400242

Watershed: Abernethy Creek-Willamette River

Legal: TUALATIN ORCHARD TRACT, LOT PT 1,  
ACRES 0.45

### ASSESSMENT AND TAXATION

Market Land: \$190,490.00

Market Impr: \$1,000.00

Market Special: \$0.00

Market Total: \$191,490.00 (2020)

% Improved: 1.00%

Assessed Total: \$191,490.00 (2021)

Levy Code: 88.15

Tax: \$3,428.48 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 4

Baths, Total: 3

Baths, Full:

Baths, Half:

Total Units: 1

# Stories:

# Fireplaces:

Cooling:

Heating: Baseboard Electric

Building Style: RS0 - Single Family

Total SqFt: 2,313 SqFt

First Floor: 1,753 SqFt

Second Floor: 560 SqFt

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage: Finished Garage 716 SqFt

Year Built: 1952

Eff Year Built: 1970

Lot Size Ac: 0.45 Acres

Lot Size SF: 19,602 SqFt

Lot Width:

Lot Depth:

Roof Material: Shake

Roof Shape: Hip

Ext Walls: Wood Sheathing

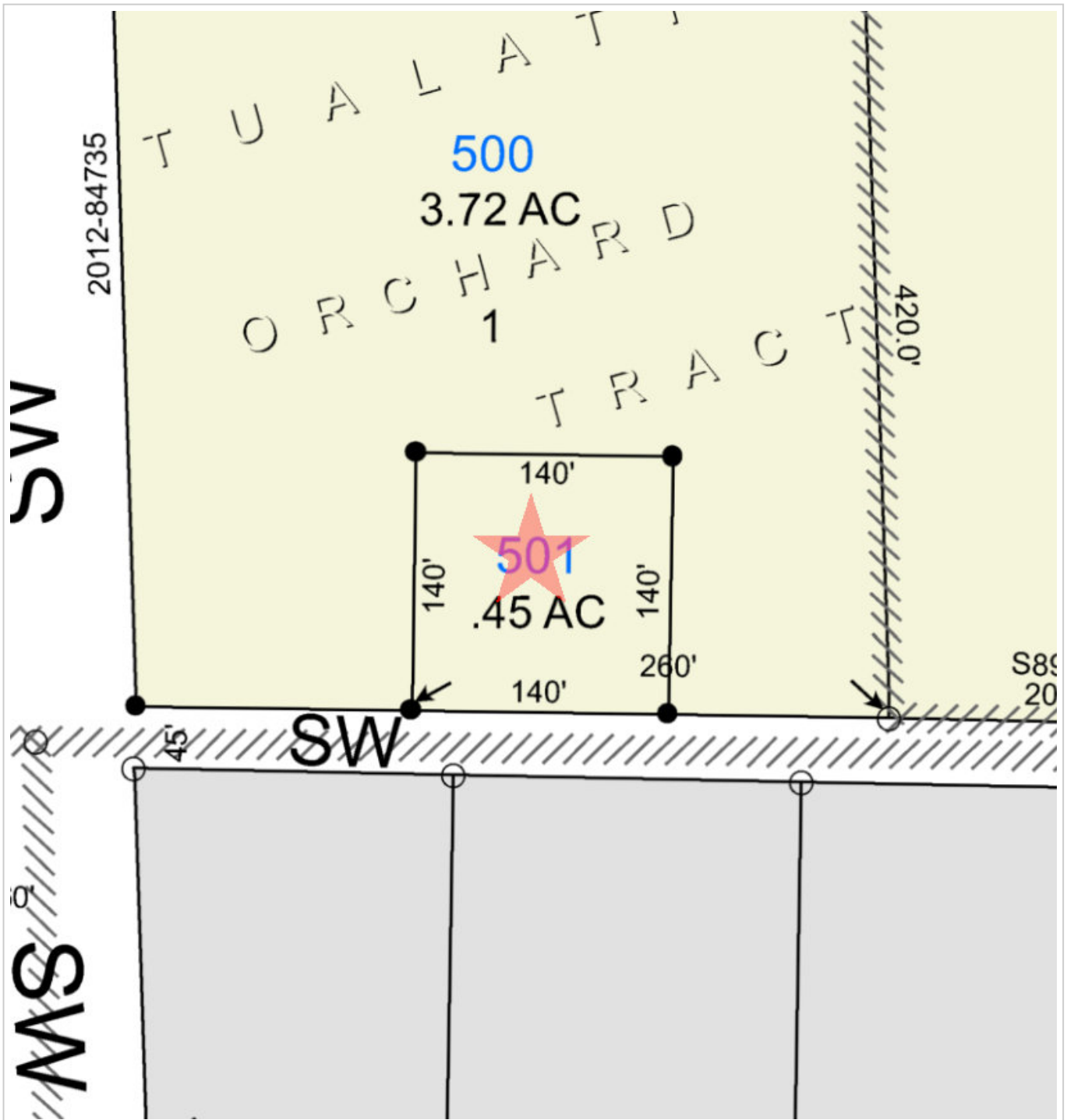
Const Type: Wood

### SALES AND LOAN INFORMATION

| Owner                         | Date       | Doc #      | Sale Price      | Deed Type  | Loan Amt       | Loan Type            |
|-------------------------------|------------|------------|-----------------|------------|----------------|----------------------|
| OWNER NAME UNAVAILABLE        | 09/28/2007 | 0000105096 |                 | Quit Claim | \$1,039,000.00 | Conventional         |
| AUTUMN SUNRISE LLC            | 09/28/2007 | 2007105096 | \$7,143,000.00  | DW         |                |                      |
| KIMBALL HILL HOMES OREGON INC | 10/03/2005 | 121808     | \$15,000,000.00 | Deed       | \$9,800,000.00 | Conventional         |
| ROOT HOLDINGS LLC             | 06/17/2005 | 69070      | \$950,000.00    | Deed       | \$4,500,000.00 | Private Party Lender |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.





**First American Title**

Parcel ID: R560280

Site Address: 9415 SW Greenhill Ln

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Street Map



*First American Title*

**Parcel ID: R560280**

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Aerial Map



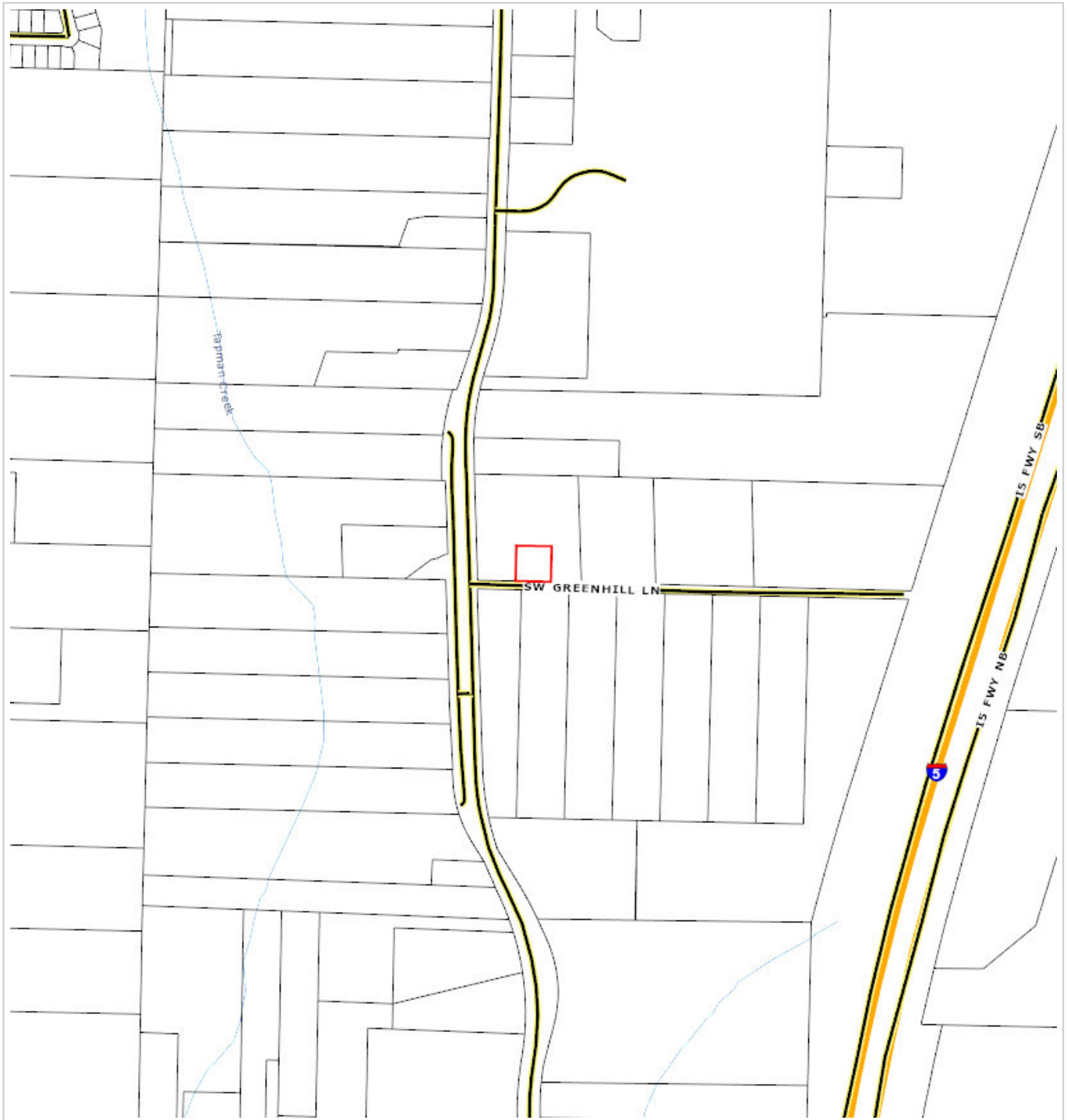
*First American Title*

**Parcel ID: R560280**

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Flood Map - 100 Year

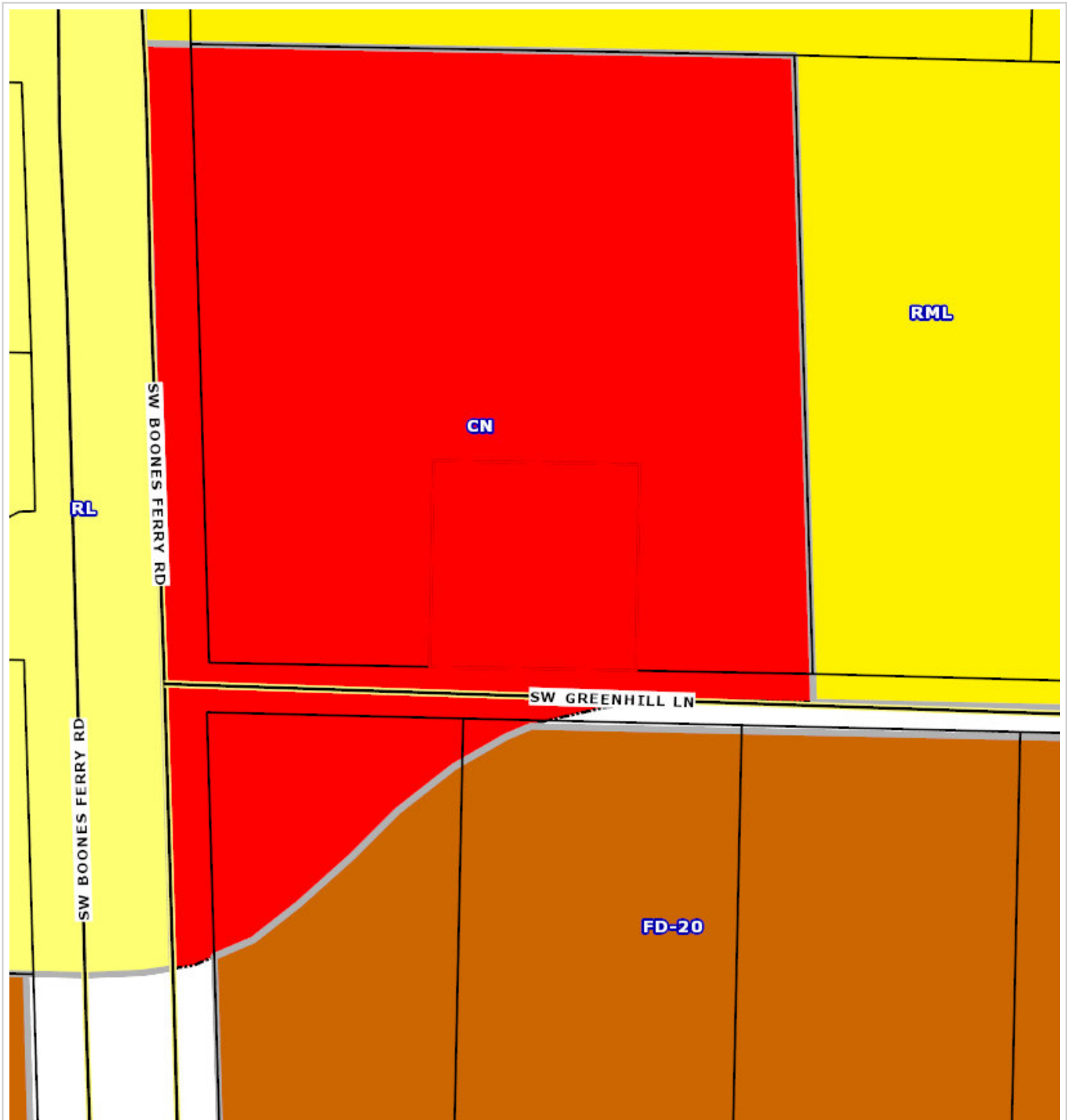


**First American Title**

**Parcel ID: R560280**

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Zoning Map



*First American Title*

Parcel ID: R560280

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2005  
41

7,143



After recording return to:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

File No.: 7073-1087491 (LSH)  
Date: September 14, 2007

Washington County, Oregon 2007-105096  
09/28/2007 03:29:27 PM  
D-DW Cnt=1 Stn=16 D HOFFMAN  
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



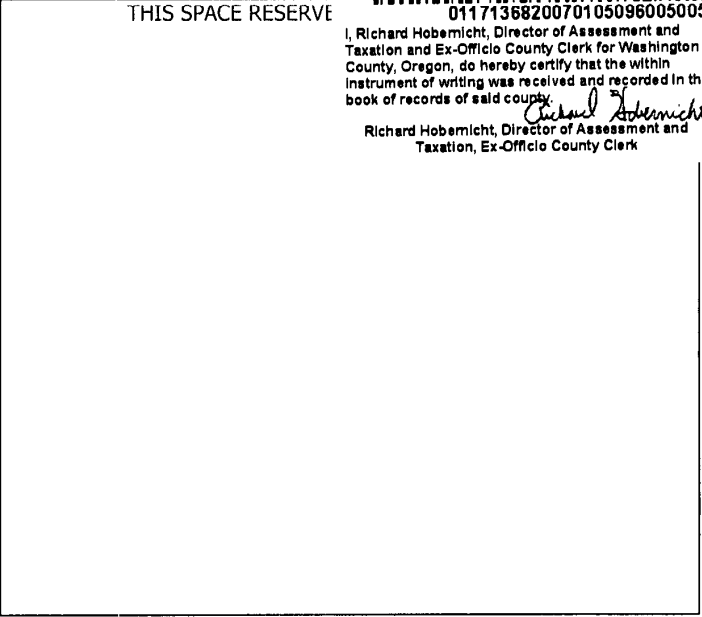
01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Richard Hobermicht*  
Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE



1087491-LLC

FATCO. NO.

**STATUTORY SPECIAL WARRANTY DEED**

**Kimball Hill Homes Oregon, Inc., an Oregon Corporation**, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



|                            |         |
|----------------------------|---------|
| WASHINGTON COUNTY          |         |
| REAL PROPERTY TRANSFER TAX |         |
| \$ 7143.00                 | 9-28-07 |
| FEE PAID                   | DATE    |




APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

Dated this 26<sup>TH</sup> day of SEPTEMBER, 2007.


Kimball Hill Homes Oregon, Inc., an Oregon corporation

  
By: Dudley McGee, Vice President

STATE OF California )  
 )ss.  
County of SACRAMENTO )

This instrument was acknowledged before me on this 26<sup>TH</sup> day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.



  
Notary Public for California  
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

### EXHIBIT A

#### LEGAL DESCRIPTION:

##### PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

##### PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

## PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

## PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

## PARCEL VII:



A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



# FIRST AMERICAN TITLE Property Research Report

**SUBJECT PROPERTY**

9335 SW Greenhill Ln  
R560299  
2S135D000600  
Washington

**OWNER**

Autumn Sunrise LLC

**DATE PREPARED**

06/14/2021

**PREPARED BY**

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746  
cs.oregon@firstam.com

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IMPORTANT – READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT, IF ANY. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.



**First American Title**

Customer Service Department

Phone: 503.219.7300 (8746)

Fax: 503.790.7872

Email: [cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

Date: 6/14/2021

### OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 9335 SW Greenhill Ln Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560299

Ref Parcel #: 2S135D000600

TRS: 02S / 01W / 35 / SE

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34761295 / -122.77273339

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 2.87

### ASSESSMENT AND TAXATION

Market Land: \$873,770.00

Market Impr: \$1,000.00

Market Special: \$0.00

Market Total: \$874,770.00 (2020)

% Improved: 0.00%

Assessed Total: \$306,640.00 (2021)

Levy Code: 88.15

Tax: \$5,566.49 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 2

Baths, Total: 2

Baths, Full:

Baths, Half:

Total Units:

# Stories:

# Fireplaces: 1

Cooling:

Heating: Baseboard Electric

Building Style: RS0 - Single Family

Total SqFt: 1,548 SqFt

First Floor: 1,548 SqFt

Second Floor:

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin:

Attic Unfin:

Attic Total:

Garage: Finished Garage 480 SqFt

Year Built: 1975

Eff Year Built: 1975

Lot Size Ac: 2.87 Acres

Lot Size SF: 125,017 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition  
Shingle

Roof Shape: Gable

Ext Walls: Wood Sheathing

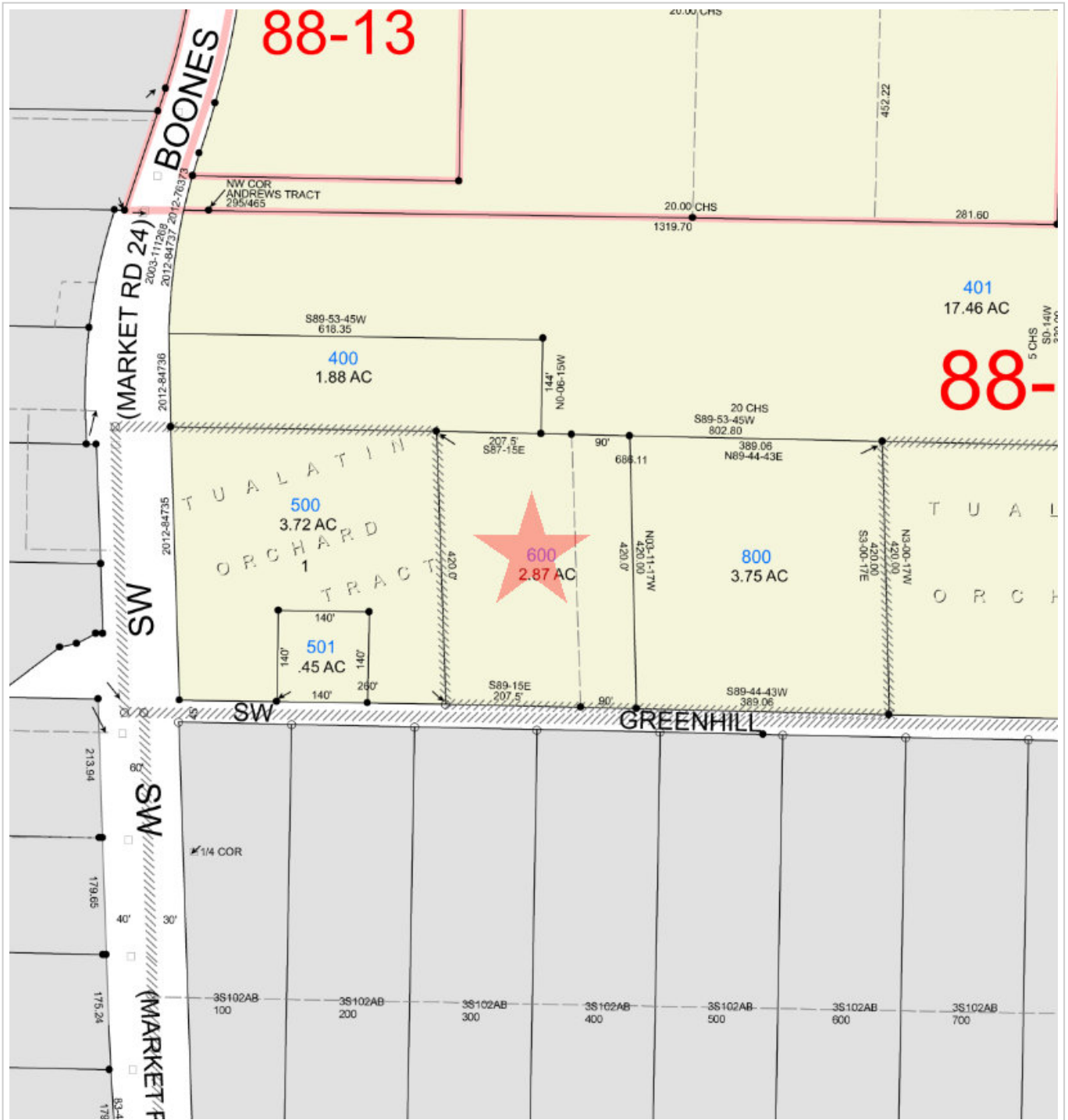
Const Type: Wood

### SALES AND LOAN INFORMATION

| Owner                  | Date       | Doc #      | Sale Price     | Deed Type  | Loan Amt       | Loan Type    |
|------------------------|------------|------------|----------------|------------|----------------|--------------|
| OWNER NAME UNAVAILABLE | 09/28/2007 | 0000105096 |                | Quit Claim | \$1,039,000.00 | Conventional |
| AUTUMN SUNRISE LLC     | 09/28/2007 | 2007105096 | \$7,143,000.00 | DW         |                |              |
| ROOT HOLDINGS LLC      | 06/17/2005 | 69069      | \$1,600,000.00 | Deed       |                | Conv/Unk     |

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Assessor Map



*First American Title*

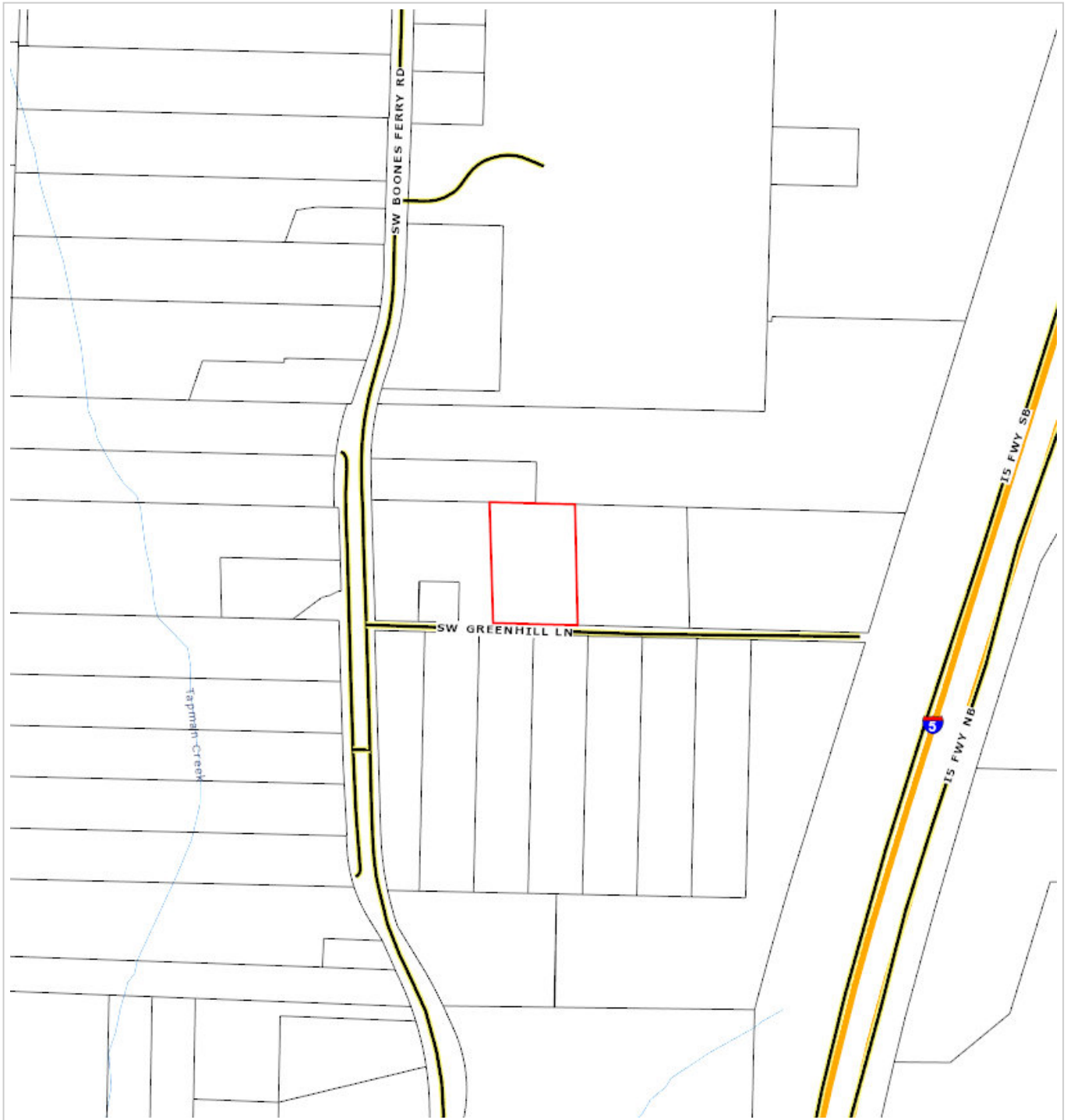
Parcel ID: R560299

Site Address: 9335 SW Greenhill Ln

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Street Map



*First American Title*

**Parcel ID: R560299**

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Aerial Map



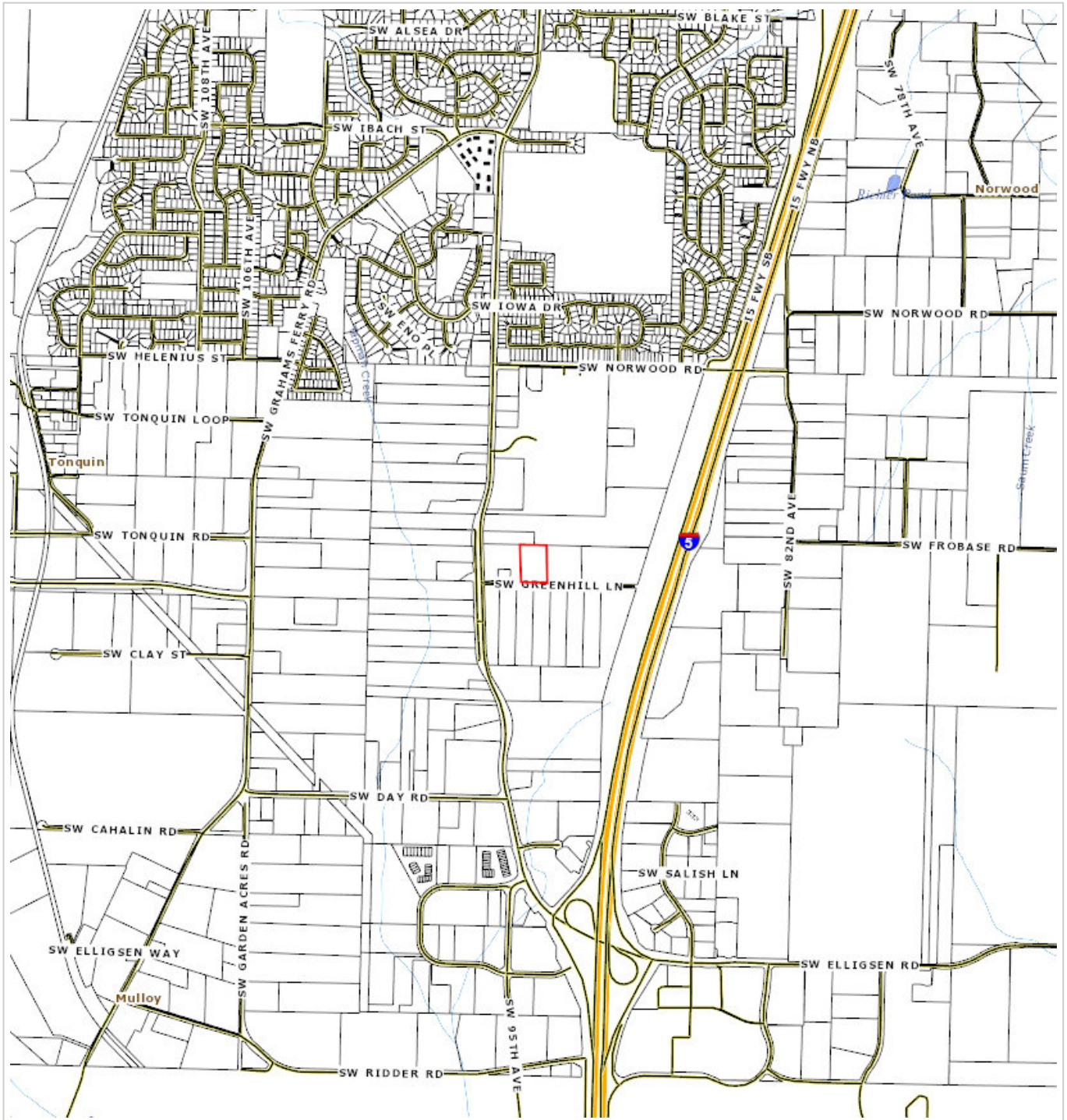
*First American Title*

**Parcel ID: R560299**

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Flood Map - 100 Year

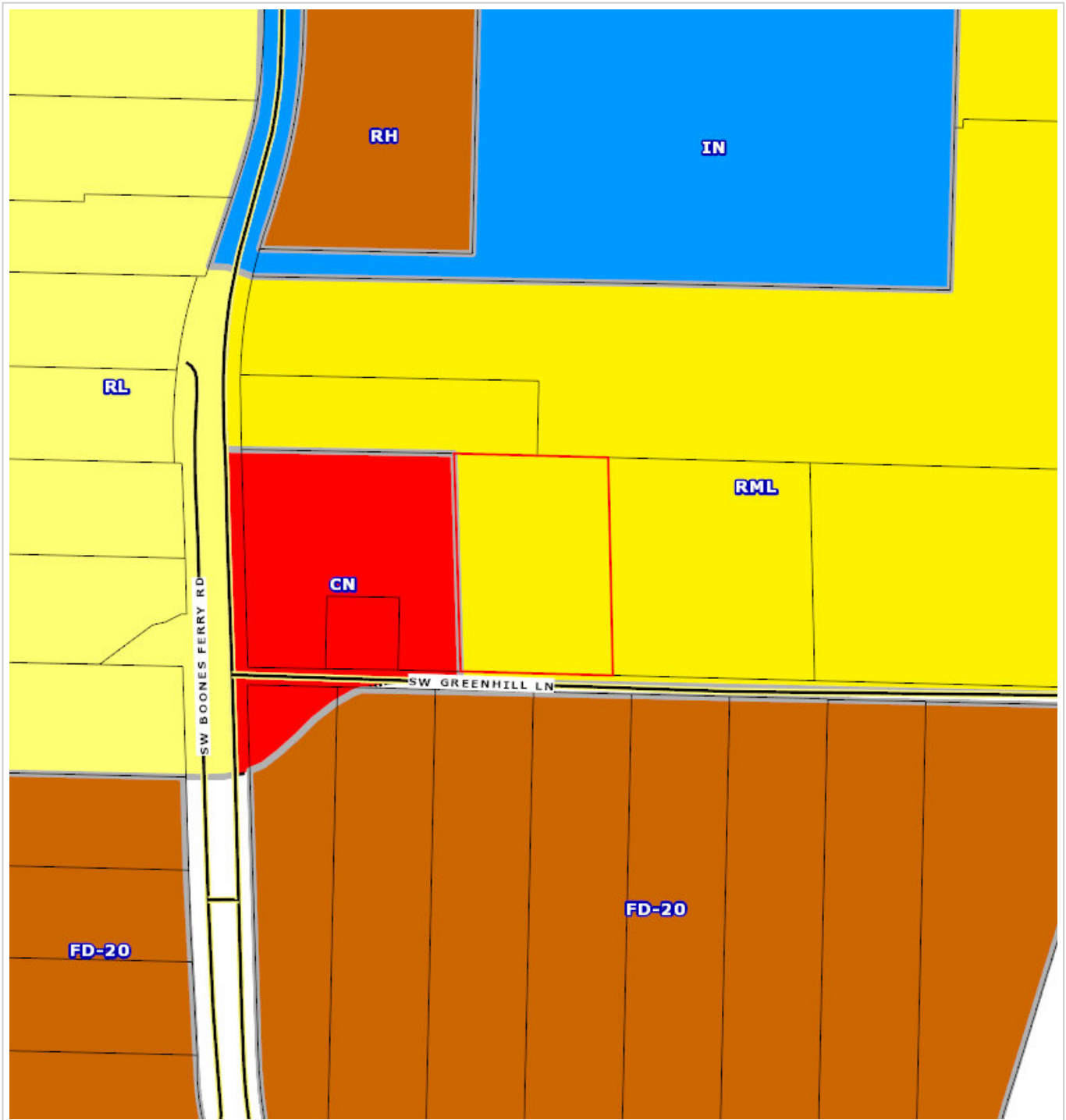


**First American Title**

**Parcel ID: R560299**

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Zoning Map



*First American Title*

Parcel ID: R560299

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2  
1  
41

7,143



After recording return to:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

File No.: 7073-1087491 (LSH)  
Date: September 14, 2007

Washington County, Oregon 2007-105096  
09/28/2007 03:29:27 PM  
D-DW Cnt=1 Stn=16 D HOFFMAN  
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Richard Hobermicht*

Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE

1087491-LO

FATCO. NO.

### STATUTORY SPECIAL WARRANTY DEED

**Kimball Hill Homes Oregon, Inc., an Oregon Corporation**, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



|                            |         |
|----------------------------|---------|
| WASHINGTON COUNTY          |         |
| REAL PROPERTY TRANSFER TAX |         |
| \$ 7143.00                 | 9-28-07 |
| FEE PAID                   | DATE    |


APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

Dated this 26<sup>TH</sup> day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation

  
By: Dudley McGee, Vice President

STATE OF California )  
 )ss.  
County of SACRAMENTO )

This instrument was acknowledged before me on this 26<sup>TH</sup> day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California  
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

### EXHIBIT A

#### LEGAL DESCRIPTION:

##### PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

##### PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

## PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

## PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

## PARCEL VII:



A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



# FIRST AMERICAN TITLE Property Research Report

## SUBJECT PROPERTY

9185 SW Greenhill Ln  
R560306  
2S135D000800  
Washington

## OWNER

Autumn Sunrise LLC

## DATE PREPARED

06/14/2021

## PREPARED BY

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

### OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC

CoOwner:

Site: 9185 SW Greenhill Ln Tualatin OR 97062

Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560306

Ref Parcel #: 2S135D000800

TRS: 02S / 01W / 35 / SE

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-E1

Census Tract: 032110 Block: 1004

Neighborhood: Cio 6 Byrom

School Dist: 88J Sherwood

Impr Type: R1 - Residence Single Family

Subdiv/Plat:

Land Use: 1910 - Urban Developable Tract Improved

Std Land Use: RSFR - Single Family Residence

Zoning: Tualatin-RML - Medium-Low Density Residential

Lat/Lon: 45.34761356 / -122.77140214

Watershed: Abernethy Creek-Willamette River

Legal: ACRES 3.75

### ASSESSMENT AND TAXATION

Market Land: \$842,940.00

Market Impr: \$47,080.00

Market Special: \$0.00

Market Total: \$890,020.00 (2020)

% Improved: 5.00%

Assessed Total: \$262,380.00 (2021)

Levy Code: 88.15

Tax: \$4,763.00 (2020)

Millage Rate: 18.1531

Exemption:

Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms: 3

Baths, Total: 1

Baths, Full:

Baths, Half:

Total Units:

# Stories:

# Fireplaces:

Cooling:

Heating: Forced Air

Building Style: RS0 - Single Family

Total SqFt: 1,178 SqFt

First Floor: 954 SqFt

Second Floor: 224 SqFt

Basement Fin:

Basement Unfin:

Basement Total:

Attic Fin: 224 SqFt

Attic Unfin:

Attic Total: 224 SqFt

Garage:

Year Built: 1980

Eff Year Built: 1980

Lot Size Ac: 3.75 Acres

Lot Size SF: 163,350 SqFt

Lot Width:

Lot Depth:

Roof Material: Composition  
Shingle

Roof Shape: Gable

Ext Walls: Wood Sheathing

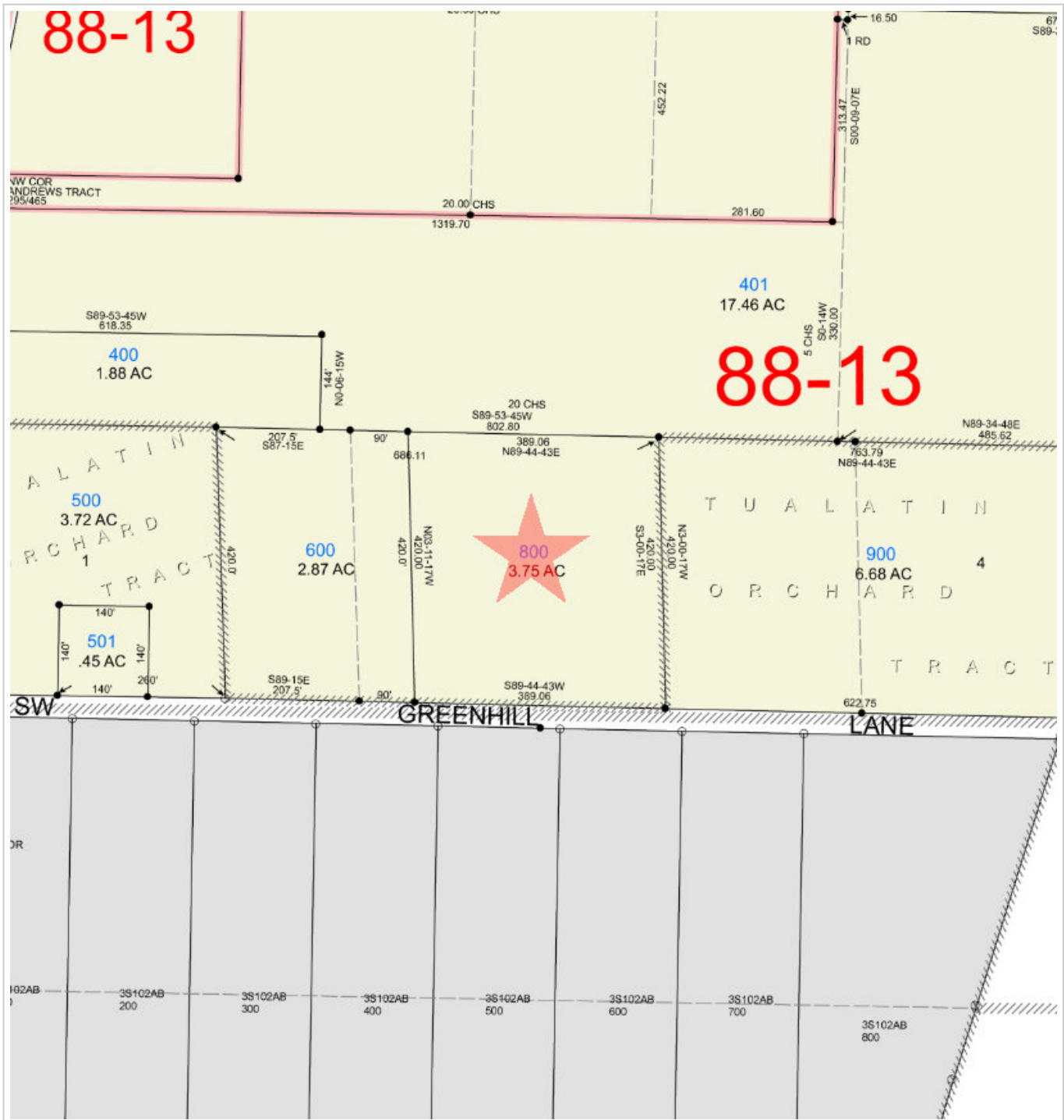
Const Type: Wood

### SALES AND LOAN INFORMATION

| Owner                  | Date       | Doc #      | Sale Price     | Deed Type  | Loan Amt       | Loan Type    |
|------------------------|------------|------------|----------------|------------|----------------|--------------|
| OWNER NAME UNAVAILABLE | 09/28/2007 | 0000105096 |                | Quit Claim | \$1,039,000.00 | Conventional |
| AUTUMN SUNRISE LLC     | 09/28/2007 | 2007105096 | \$7,143,000.00 | DW         |                |              |

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Assessor Map



*First American Title*

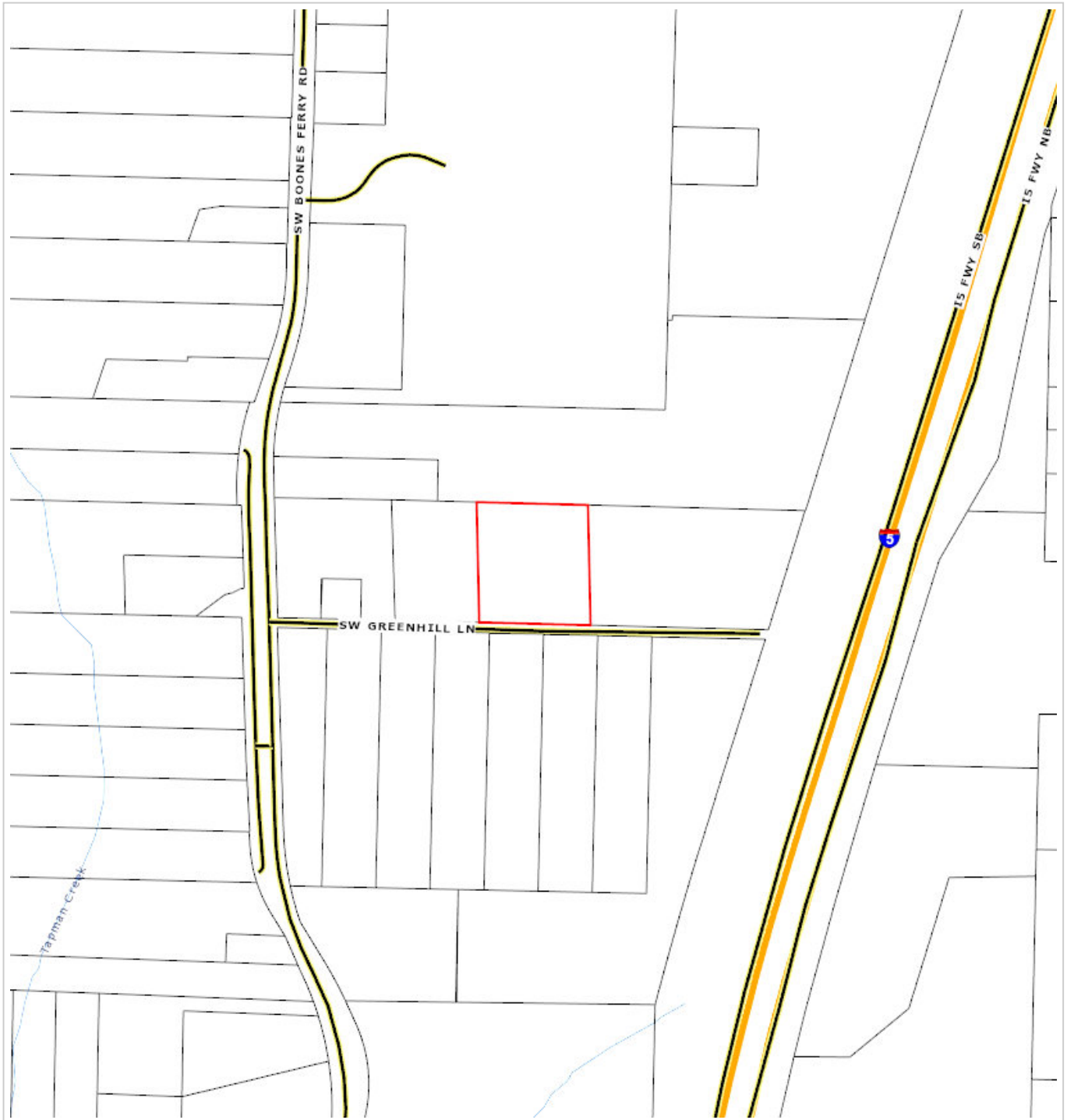
Parcel ID: R560306

Site Address: 9185 SW Greenhill Ln

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Street Map



*First American Title*

**Parcel ID: R560306**

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Aerial Map



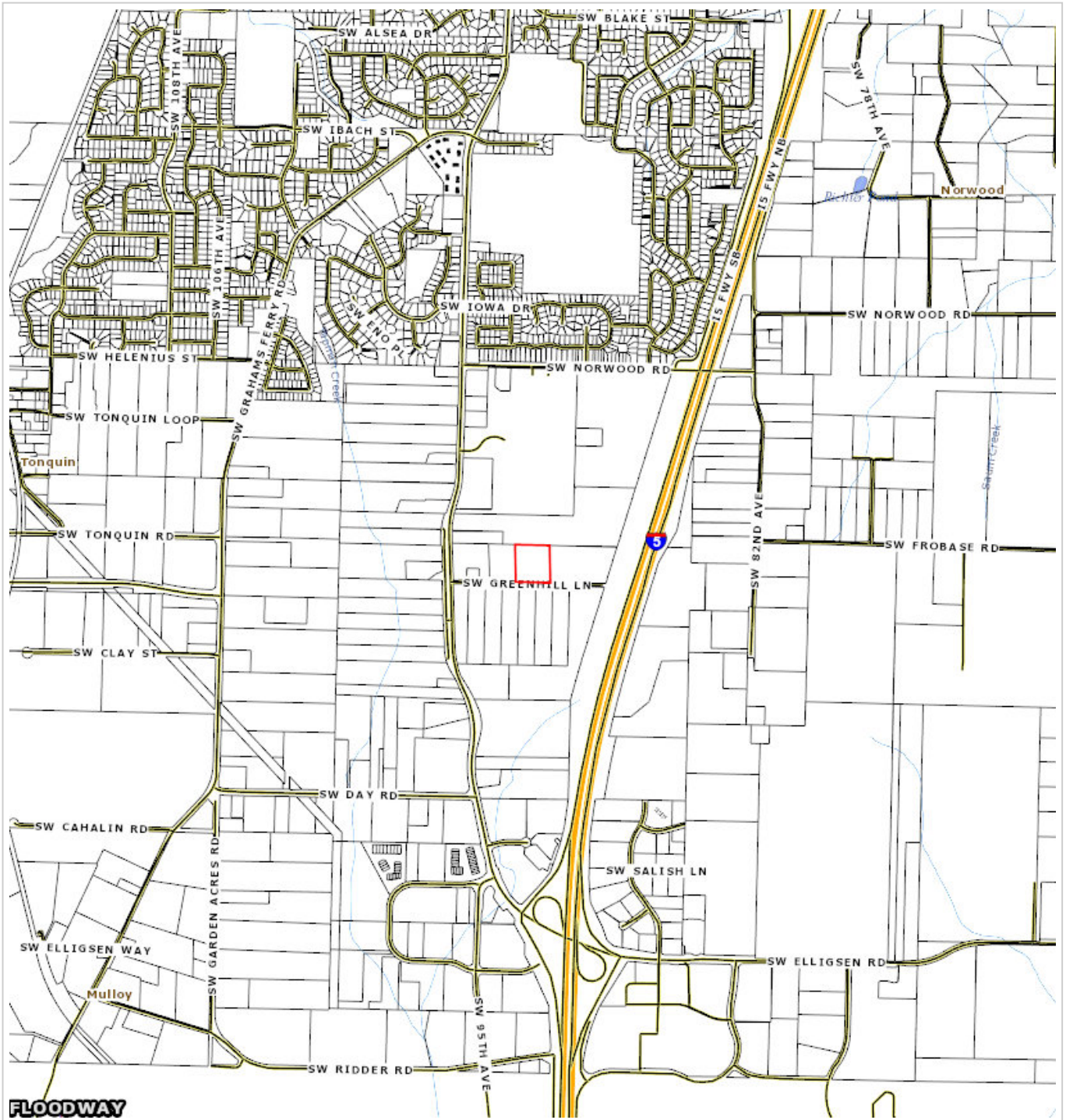
*First American Title*

**Parcel ID: R560306**

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Flood Map - 100 Year



**FLOODWAY**

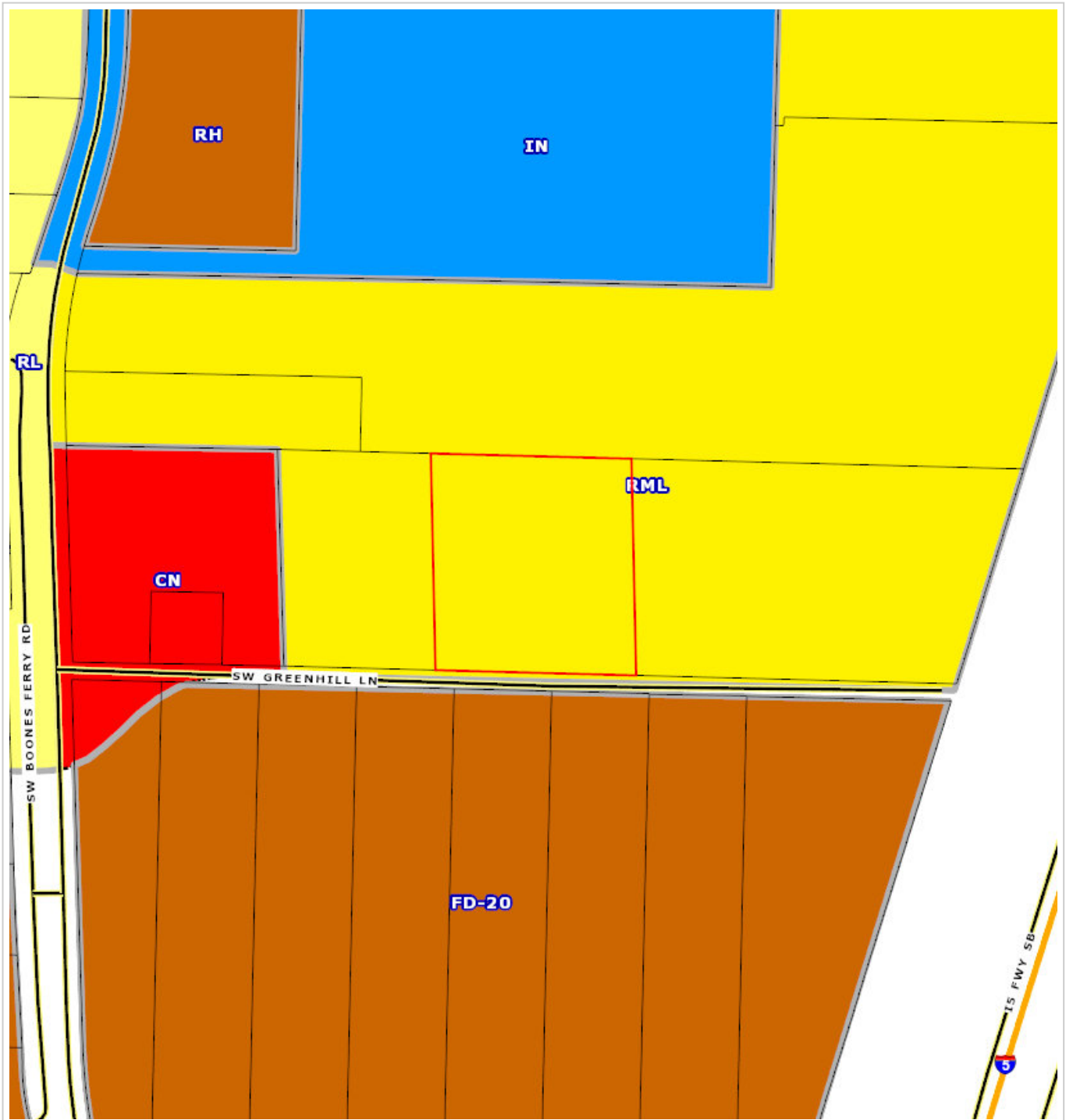


*First American Title*

**Parcel ID: R560306**

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Zoning Map



*First American Title*

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Washington County, Oregon 2007-105096  
09/28/2007 03:29:27 PM  
D-DW Cnt=1 Stn=16 D HOFFMAN  
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00

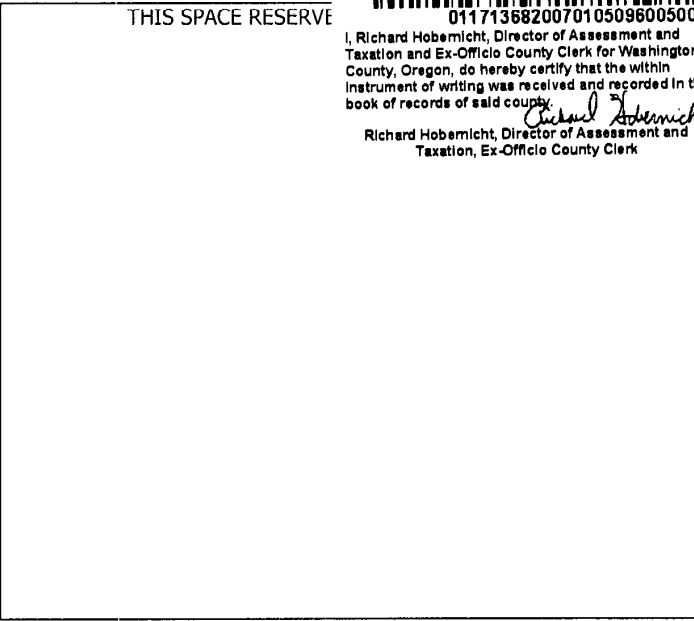


01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.  
Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE



After recording return to:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

File No.: 7073-1087491 (LSH)  
Date: September 14, 2007

2005  
41



1087491-LLC

FATCO. NO.

**STATUTORY SPECIAL WARRANTY DEED**

**Kimball Hill Homes Oregon, Inc., an Oregon Corporation**, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



WASHINGTON COUNTY  
REAL PROPERTY TRANSFER TAX  
\$ 7143.00 9-28-07  
FEE PAID DATE


APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

Dated this 26<sup>TH</sup> day of SEPTEMBER, 2007.

Kimball Hill Homes Oregon, Inc., an Oregon corporation

  
By: Dudley McGee, Vice President

STATE OF California )  
 )ss.  
County of SACRAMENTO )

This instrument was acknowledged before me on this 26<sup>TH</sup> day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.





Notary Public for California  
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

### EXHIBIT A

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## PARCEL VII:



A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.



# FIRST AMERICAN TITLE Property Research Report

## SUBJECT PROPERTY

Ns  
R560315  
2S135D000900  
Washington

## OWNER

Autumn Sunrise LLC

## DATE PREPARED

06/14/2021

## PREPARED BY

khaight@firstam.com



*First American Title*

Customer Service 503.219.8746

[cs.oregon@firstam.com](mailto:cs.oregon@firstam.com)

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**First American Title**

Customer Service Department

Phone: 503.219.TRIO (8746)

Fax: 503.790.7872

Email: cs.oregon@firstam.com

Date: 6/14/2021

### OWNERSHIP INFORMATION

Owner: Autumn Sunrise LLC  
CoOwner:  
Site: Ns Tualatin OR 97062  
Mail: 485 S State St Lake Oswego OR 97034

Parcel #: R560315  
Ref Parcel #: 2S135D000900  
TRS: 02S / 01W / 35 / SE  
County: Washington

### PROPERTY DESCRIPTION

Map Grid: 715-E1  
Census Tract: 032110 Block: 1004  
Neighborhood: Cio 6 Byrom  
School Dist: 88J Sherwood  
Impr Type:  
Subdiv/Plat: Tualatin Orchard Tract  
Land Use: 1900 - Urban Developable Tract - Vacant  
Std Land Use: RCON - Condominium, Pud  
Zoning: Tualatin-RML - Medium-Low Density Residential  
Lat/Lon: 45.34763568 / -122.7692987  
Watershed: Abernethy Creek-Willamette River  
Legal: TUALATIN ORCHARD TRACT, LOT PT 4,  
ACRES 6.68

### ASSESSMENT AND TAXATION

Market Land: \$1,033,910.00  
Market Impr: \$0.00  
Market Special: \$0.00  
Market Total: \$1,033,910.00 (2020)  
% Improved: 0.00%  
Assessed Total: \$813,100.00 (2021)  
Levy Code: 88.15  
Tax: \$14,760.28 (2020)  
Millage Rate: 18.1531  
Exemption:  
Exemption Type:

### PROPERTY CHARACTERISTICS

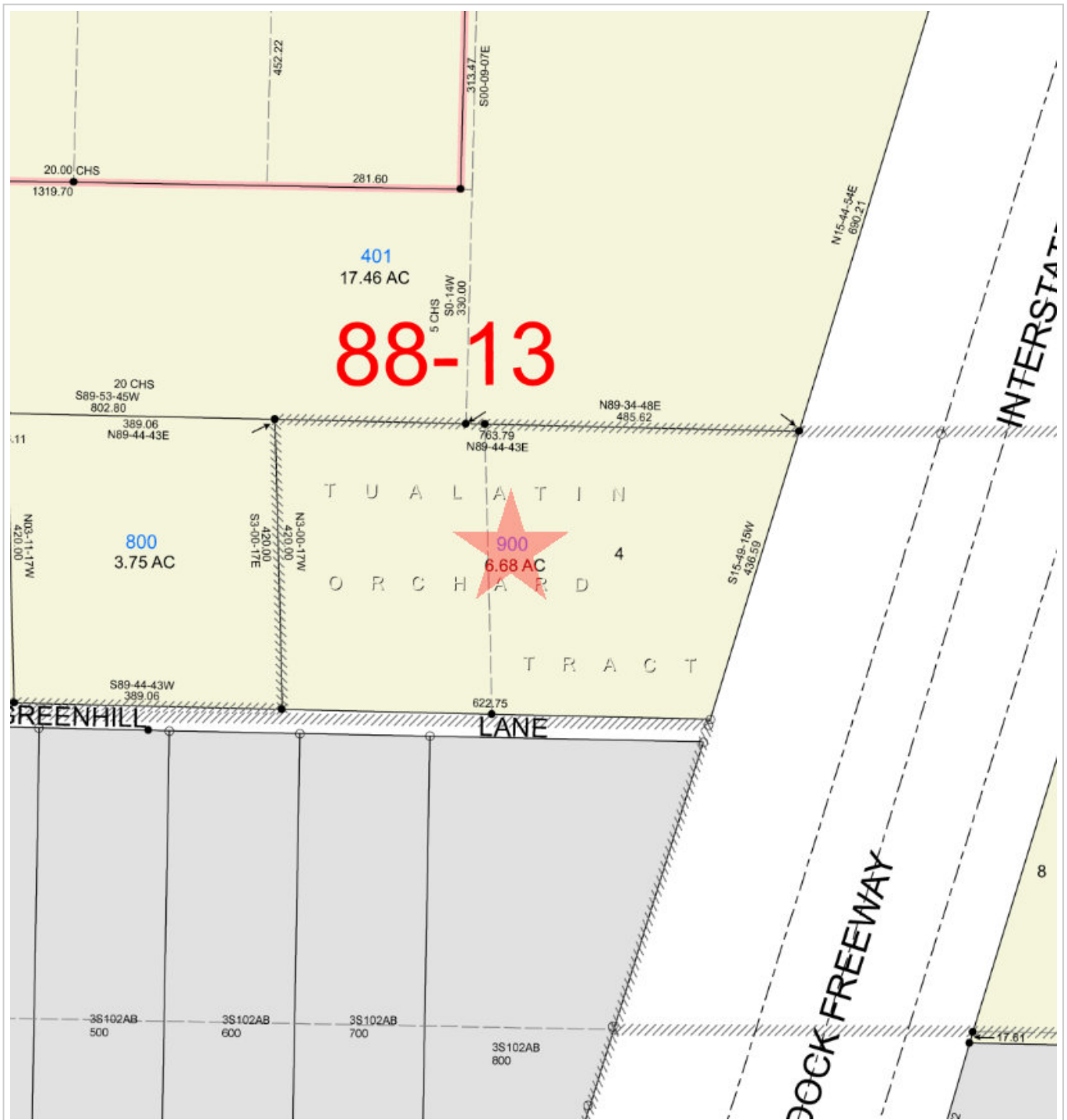
|                 |                 |                           |
|-----------------|-----------------|---------------------------|
| Bedrooms:       | Total SqFt:     | Year Built:               |
| Baths, Total:   | First Floor:    | Eff Year Built:           |
| Baths, Full:    | Second Floor:   | Lot Size Ac: 6.68 Acres   |
| Baths, Half:    | Basement Fin:   | Lot Size SF: 290,981 SqFt |
| Total Units:    | Basement Unfin: | Lot Width:                |
| # Stories:      | Basement Total: | Lot Depth:                |
| # Fireplaces:   | Attic Fin:      | Roof Material:            |
| Cooling:        | Attic Unfin:    | Roof Shape:               |
| Heating:        | Attic Total:    | Ext Walls:                |
| Building Style: | Garage:         | Const Type:               |

### SALES AND LOAN INFORMATION

| Owner              | Date       | Doc #      | Sale Price     | Deed Type | Loan Amt       | Loan Type            |
|--------------------|------------|------------|----------------|-----------|----------------|----------------------|
| AUTUMN SUNRISE LLC | 09/28/2007 | 2007105096 | \$7,143,000.00 | DW        |                |                      |
| ROOT HOLDINGS LLC  | 09/19/2005 | 114105     | \$1,640,000.00 | Deed      | \$4,500,000.00 | Private Party Lender |
| ANNIE M WILLEY     | 10/07/2004 | 116501     |                | Deed      |                | Conv/Unk             |

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Assessor Map



**First American Title**

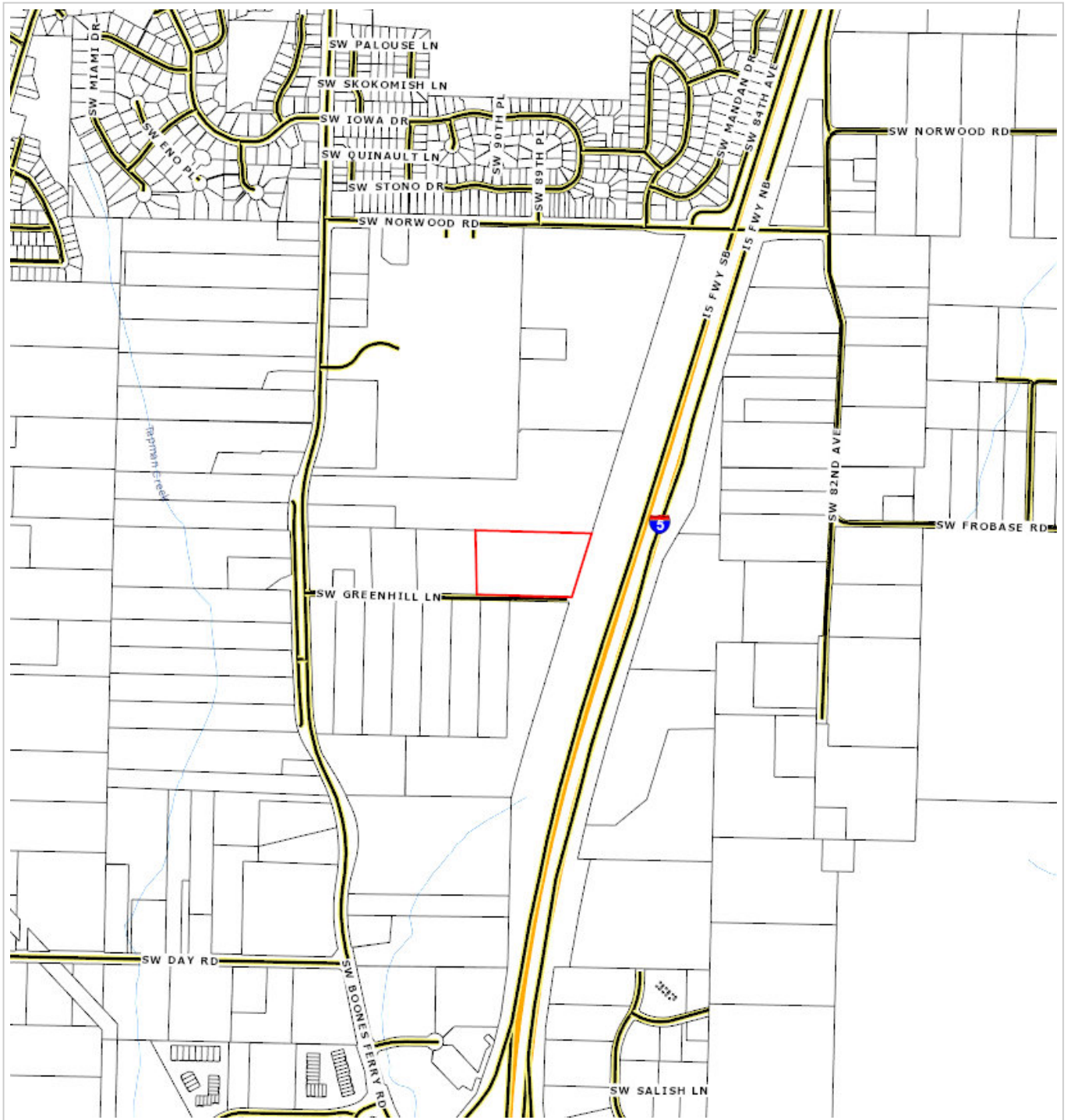
Parcel ID: R560315

Site Address: Ns

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Street Map



**First American Title**

**Parcel ID: R560315**

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Aerial Map



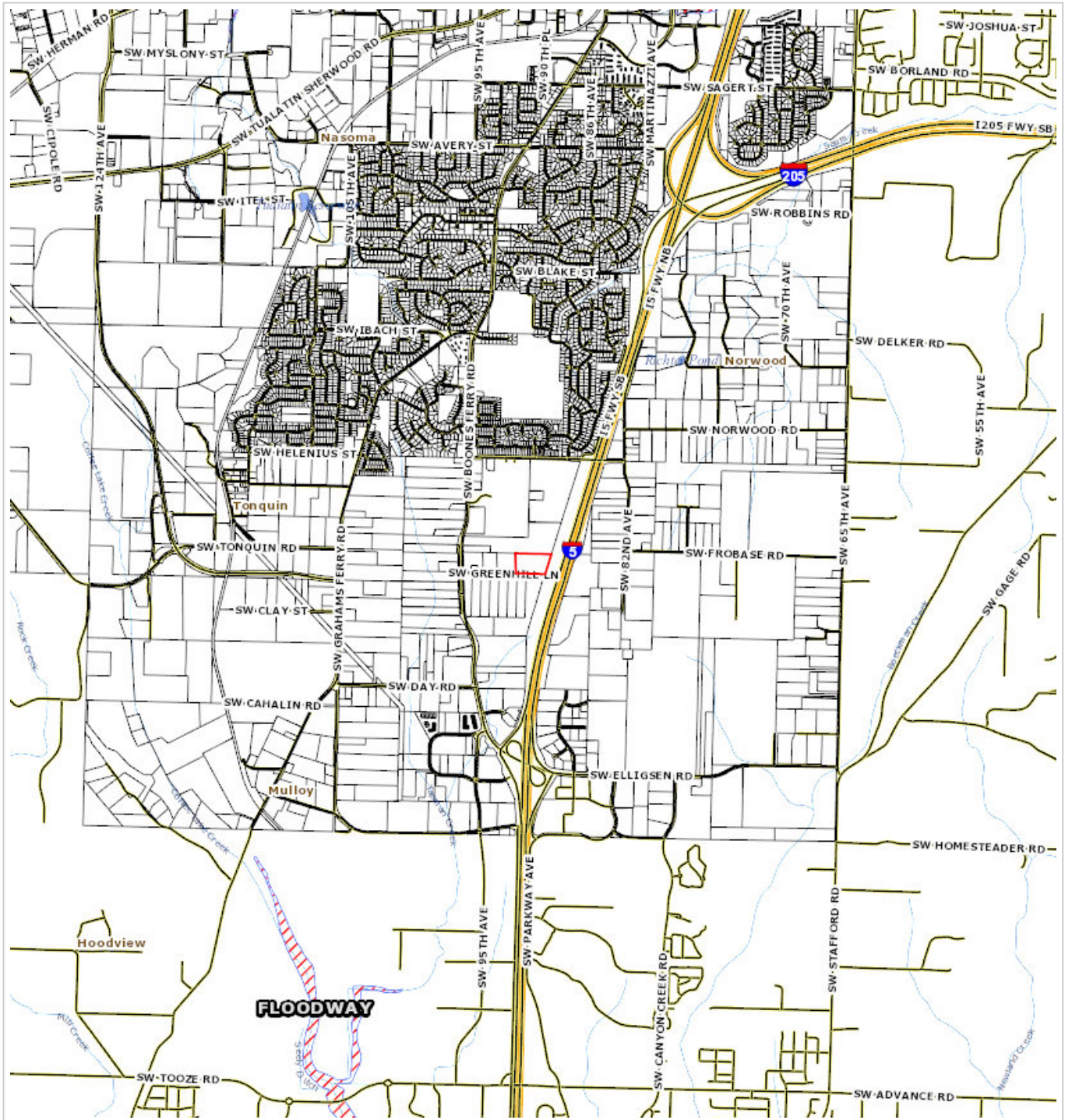
*First American Title*

**Parcel ID: R560315**

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Flood Map - 100 Year

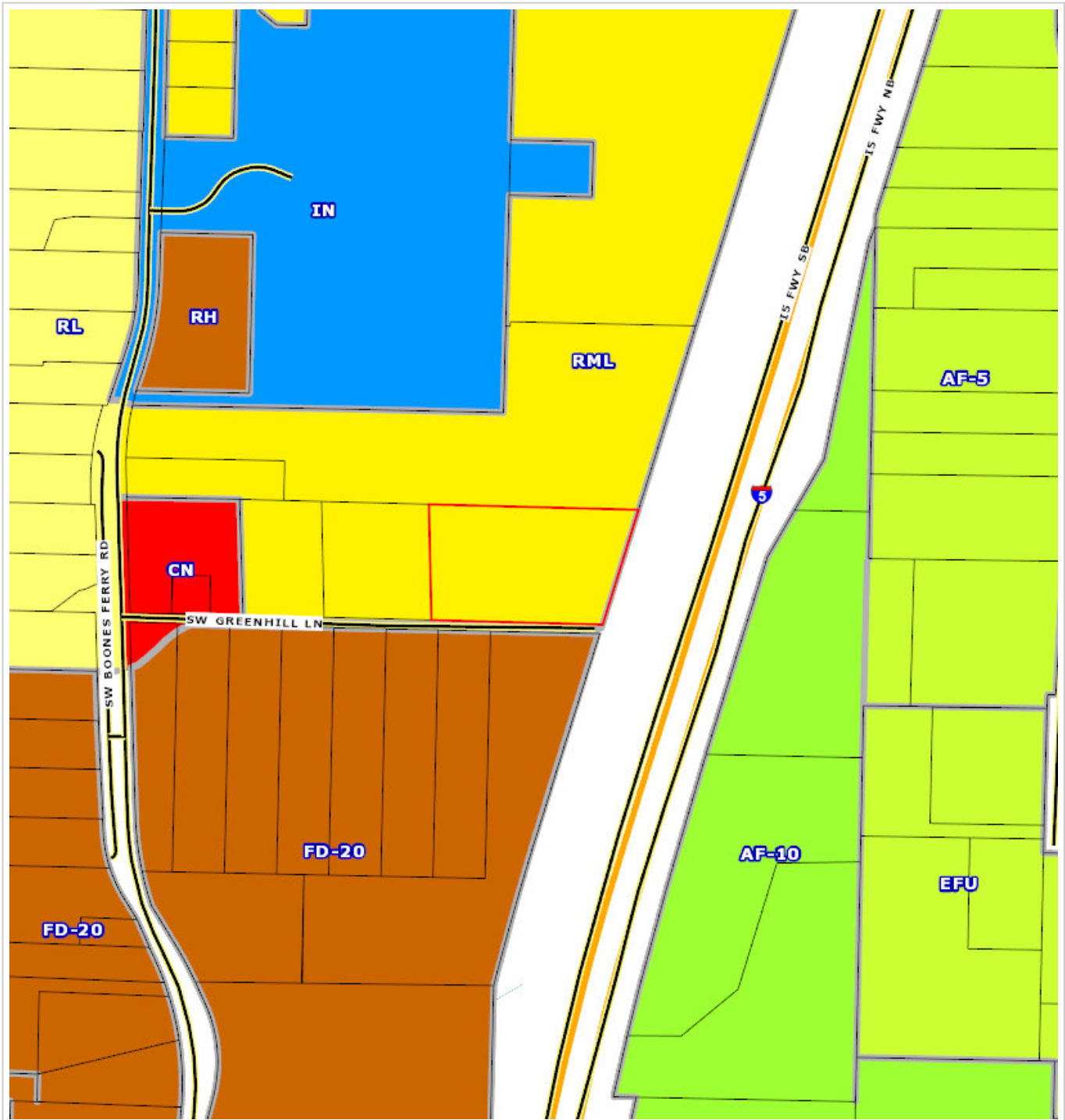


**First American Title**

Parcel ID: R560315

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Zoning Map



*First American Title*

Parcel ID: R560315

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2  
1  
41

7,143



After recording return to:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

Until a change is requested all tax statements shall be sent to the following address:  
Autumn Sunrise LLC  
1400 SW Schaeffer Road  
West Linn, OR 97068

File No.: 7073-1087491 (LSH)  
Date: September 14, 2007

Washington County, Oregon 2007-105096  
09/28/2007 03:29:27 PM  
D-DW Cnt=1 Stn=16 D HOFFMAN  
\$25.00 \$5.00 \$11.00 \$7,143.00 - Total = \$7,184.00



01171368200701050960050056

I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Richard Hobermicht*

Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



THIS SPACE RESERVE

1087491-LO

FATCO. NO.

### STATUTORY SPECIAL WARRANTY DEED

**Kimball Hill Homes Oregon, Inc., an Oregon Corporation**, Grantor, conveys and specially warrants to **Autumn Sunrise LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2007/08** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

The true consideration for this conveyance is **\$7,143,000.00**.



|                            |         |
|----------------------------|---------|
| WASHINGTON COUNTY          |         |
| REAL PROPERTY TRANSFER TAX |         |
| \$ 7143.00                 | 9-28-07 |
| FEE PAID                   | DATE    |


APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

Dated this 26<sup>TH</sup> day of SEPTEMBER, 2007.


Kimball Hill Homes Oregon, Inc., an Oregon corporation

  
By: Dudley McGee, Vice President

STATE OF California )  
 )ss.  
County of SACRAMENTO )

This instrument was acknowledged before me on this 26<sup>TH</sup> day of SEPTEMBER, 2007 by Dudley McGee as Vice President of Kimball Hill Homes Oregon, Inc., on behalf of the corporation.



  
Notary Public for California  
My commission expires: APRIL 20, 2008

APN: R560253

Statutory Special Warranty Deed  
- continued

File No.: 7073-1087491 (LSH)  
Date: 09/14/2007

### EXHIBIT A

#### LEGAL DESCRIPTION:

##### PARCEL I:

BEGINNING AT A POINT WHICH POINT IS 5 CHAINS SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND RUNNING THENCE SOUTH 5 CHAINS TO A POINT; THENCE WEST 20 CHAINS, MORE OR LESS, TO THE CENTER OF THE COUNTY ROAD; THENCE NORTHERLY ALONG THE CENTER OF SAID COUNTY ROAD TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY ANNIE C. VOGET IN FEE SIMPLE REMAINDER TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF WASHINGTON COUNTY; THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT SO CONVEYED TO BEN D. ANDREWS AND HARRIET K. ANDREWS AS DESCRIBED IN BOOK 294 PAGE 587, DEED RECORDS OF SAID COUNTY, TO THE POINT OF BEGINNING, EXCEPT THAT PORTION DESCRIBED IN CONTRACT OF SALE IN FAVOR OF ROBERT K. COLE, AND WIFE, RECORDED MARCH 25, 1968 IN BOOK 686, PAGE 495, RECORDS OF WASHINGTON COUNTY.

##### PARCEL II:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED OF RECORDS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 35, WITH THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 294, PAGE 585, DEED RECORDS. FROM SAID PLACE OF BEGINNING THENCE NORTH 89°53'45" EAST ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 294, PAGE 585, 1319.70 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND; THENCE SOUTH 0°14' WEST 330.00 FEET TO THE NORTHERLY LINE OF TUALATIN ORCHARD TRACT; THENCE SOUTH 89°53'45" WEST ALONG SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 802.80 FEET; THENCE LEAVING SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, NORTH 0°06'15" WEST 144 FEET; THENCE SOUTH 89°53'45" WEST PARALLEL WITH SAID NORTHERLY LINE OF TUALATIN ORCHARD TRACT, 618.35 FEET TO THE INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 883.87 FEET THROUGH A CENTRAL ANGLE OF 10°55'20" A DISTANCE OF 169.44 FEET TO A POINT OF TANGENT; THENCE NORTH 17°16' EAST 251.58 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 217, NORTH 89°53'45" EAST 60.42 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A PORTION OF PARCEL 1 OF THOSE CERTAIN TRACTS OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON CONVEYED TO GRACE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD, INC., BY DEED RECORDED AS DOCUMENT NUMBER 200155727 WASHINGTON COUNTY, OREGON DEED RECORDS, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO GRACE COMMUNITY CHURCH BY DEED RECORDED AS DOCUMENT NUMBER 2002004397 SAID DEED RECORDS AND RUNNING THENCE ALONG THE BOUNDARY OF SAID PARCEL 1, NORTH 89°34'48" EAST 485.62 FEET, NORTH 15°44'54" EAST 690.21 FEET, SOUTH 89°35'49" WEST 674.70 FEET SOUTH 00°09'07" EAST 16.50 FEET AND SOUTH 89°38'49" WEST 16.50 FEET; THENCE SOUTH 00°09'07" EAST 313.47 FEET TO A POINT ON THE NORTH LINE OF SAID DOCUMENT NUMBER 2002004397; THENCE ALONG THE BOUNDARY THEREOF NORTH 89°36'05" EAST 16.50 FEET AND SOUTH 00°08'37" EAST 313.16 FEET TO THE POINT OF BEGINNING.

## PARCEL III:

LOT 1, TUALATIN ORCHARDS TRACT, EXCEPTING THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL IV:

THE WEST 140 FEET OF THE EAST 260 FEET OF THE SOUTH 140 FEET OF LOT 1, TUALATIN ORCHARD TRACTS, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON.

## PARCEL V:

THE WESTERLY MOST 207.5 FEET, BEING A PORTION OF THAT CERTAIN TRACT OF LAND LOCATED IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CONVEYED BY GRACE SCHUSTER TO JOHN DAY AND JESSIE DAY, UNDER DATE OF APRIL 20, 1949, AS SET FORTH IN DEED RECORDED IN BOOK 294 AT PAGE 446, DEED RECORDS, SAID TRACT SO CONVEYED, OF WHICH THE LAND HEREBY CONVEYED FORMS A PART, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN; THENCE NORTH 233 FEET; THENCE NORTH 87°15' WEST 1255.52 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREBY CONVEYED; THENCE NORTH 420 FEET ALONG THE WEST LINE OF LOT 4, TUALATIN ORCHARD TRACTS, TO THE SOUTH LINE OF TRACT CONVEYED BY DEED TO GEORGE ANDREWS, ET AL, IN BOOK 70, PAGE 374, RECORDED DECEMBER 27, 1905; THENCE NORTH 87°15' WEST 990.32 FEET ALONG THE SOUTH LINE OF SAID ANDREWS TRACT; THENCE SOUTH 420 FEET ALONG THE EAST LINE OF LOT 1, TUALATIN ORCHARDS TRACTS; THENCE SOUTH 87°15' EAST 990.32 FEET TO THE SOUTHEAST CORNER OF PROPERTY HEREBY CONVEYED.

## PARCEL VI:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 1, TUALATIN ORCHARD TRACTS, A DULY RECORDED SUBDIVISION IN SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON; THENCE SOUTH 87°15' EAST 207.5 FEET TO THE POINT OF TRUE BEGINNING OF THIS DIRECTION; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, TUALATIN ORCHARD TRACTS, AND 207.5 FEET EASTERLY THEREFROM 420.0 FEET TO A POINT; THENCE SOUTH 87°15' EAST 90 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID TRACT 1, 420.0 FEET; THENCE NORTH 87°15' WEST 90 FEET TO THE POINT OF TRUE BEGINNING OF THIS DESCRIPTION.

## PARCEL VII:



A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 3°00'17" EAST 420.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE SOUTH 89°44'43" WEST 389.06 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET; THENCE NORTH 89°44'43" EAST 389.06 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL VIII:

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, TUALATIN ORCHARD TRACTS; THENCE NORTH 89°44'43" EAST 1159.47 FEET; THENCE NORTH 3°00'17" WEST 880.00 FEET TO A POINT ON A LINE EXTENDED FROM THE NORTHEAST CORNER OF LOT 1, TUALATIN ORCHARD TRACTS TO THE NORTHWEST CORNER OF LOT 4, TUALATIN ORCHARD TRACTS, SAID POINT FALLING NORTH 89°44'43" EAST 686.11 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 89°44'43" EAST 763.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE BALDOCK FREEWAY; THENCE SOUTH 15°49'15" WEST 436.59 FEET ALONG SAID RIGHT OF WAY TO THE NORTH RIGHT OF WAY LINE OF GREENHILL LANE; THENCE WESTERLY ALONG SAID RIGHT OF WAY SOUTH 89°44'43" WEST 622.75 FEET; THENCE NORTH 3°00'17" WEST 420.00 FEET TO THE TRUE POINT OF BEGINNING.

SE 1/4 SECTION 35 T2S RIW W.M.

2S | 35D  
TUALATIN

WASHINGTON COUNTY OREGON

SCALE 1" = 200'

SEE MAP  
2S | 35AC

SEE MAP  
2S | 35AD

88-13

SEE MAP  
2S | 35CA

88-13

88-15

88-13

88-13

207.50 X 420 PIECE OF  
TAX LOT 600  
WAS CONVEYED BY DEED  
BOOK 296 PAGE 284  
JUNE 1949

DEED BOOK 294  
PAGE 587  
APRIL 1949

TAX LOT 401  
DEED BOOK 688 PAGE 495  
MARCH 1968  
\*\*THIS DEED DESCRIBES THE EAST  
AND NORTH LINE OF TAX LOT 400\*\*  
DONT HAVE THAT DEED CURRENTLY.

DEED BOOK 294  
PAGE 466  
APRIL 1949

WASHINGTON COUNTY  
APPROVED A PROPERTY  
LINE ADJUSTMENT THAT  
MOVED THIS EAST LINE  
TO WHERE IT CURRENTLY  
IS TODAY (16.50 FEET TO  
THE WEST) IN 2003. CASE  
FILE NO. 03-109 PLV/PLA

PLAT - TUALATIN  
ORCHARD  
TRACTS

CANCELLED TAX LOTS  
104, 105, 200, 301, 700, 1000 T-1,  
103, 1000, 1002, 1003, 110, 300, 302,  
107-C1, 502, 402, 403,

SEE MAP  
2S | 36C

FOR ASSESSMENT  
PURPOSES ONLY  
DO NOT RELY ON  
FOR ANY OTHER USE

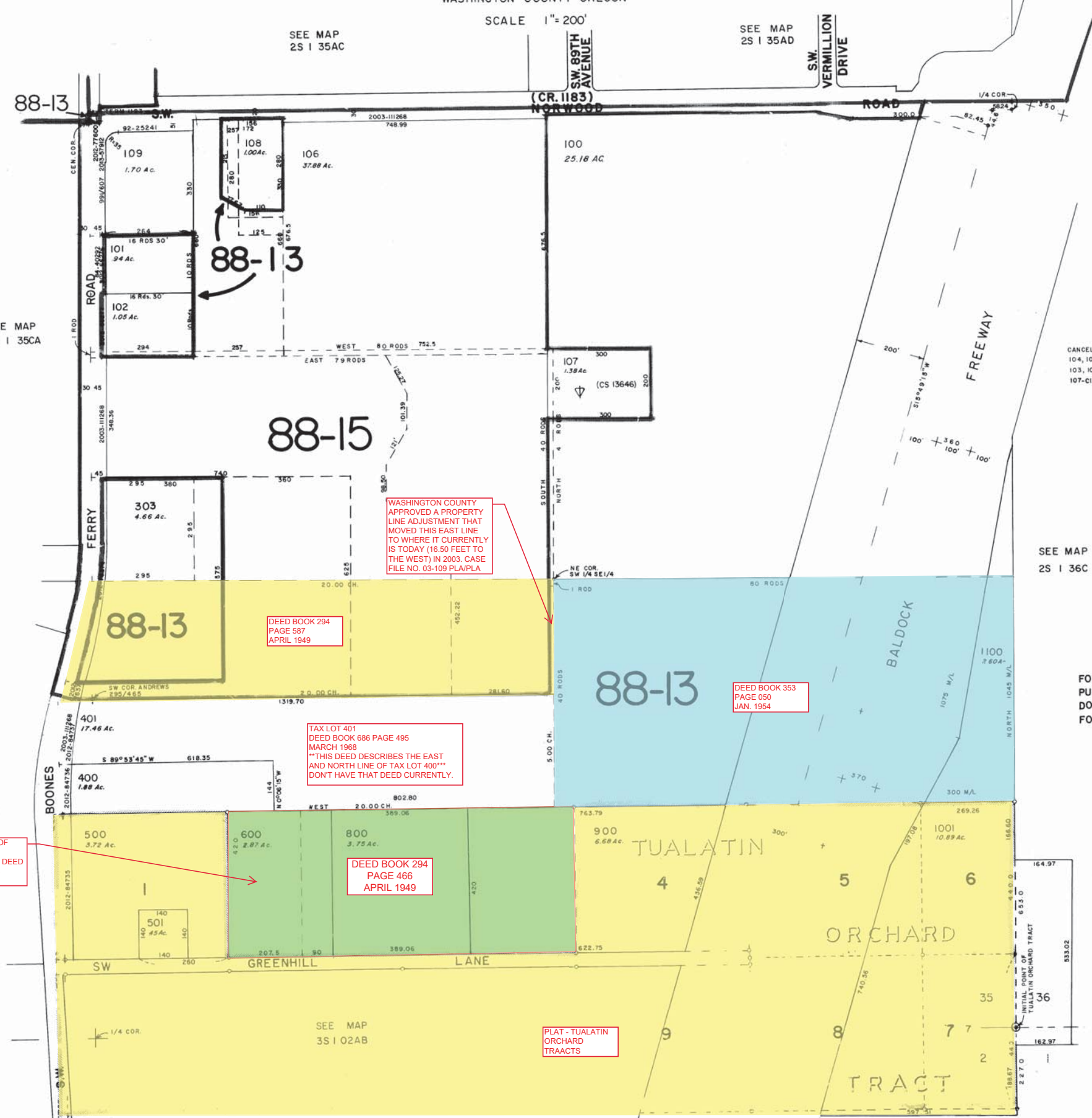
SEE MAP  
2S | 35CD

SEE MAP  
3S | 02AB

SEE MAP  
3S | 02A

TUALATIN  
2S | 35D

J.B.M. 3/22/03



RECORD OF SURVEY

29,313

FOR GRACE COMMUNITY CHURCH  
IN THE S.E. 1/4, SECTION 35, T2S, R1W, W.M.  
WASHINGTON COUNTY, OREGON

SCALE 1" = 200'

APRIL 30, 2003



LEGEND

- = FOUND IRON PIPE AS NOTED
- △ = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "REPEETO LS 657" PER SURVEY 26269
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.C.S. INC LS. 1856" PER SURVEY 29037
- = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CORLILE 921" PER SURVEY 18645
- = FOUND 5/8" IRON ROD
- ▲ = SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "D.C.S. INC. LS 1856"
- ⊙ = FOUND WASHINGTON COUNTY MONUMENT AS NOTED
- PLA = PROPERTY LINE ADJUSTMENT

REFERENCES

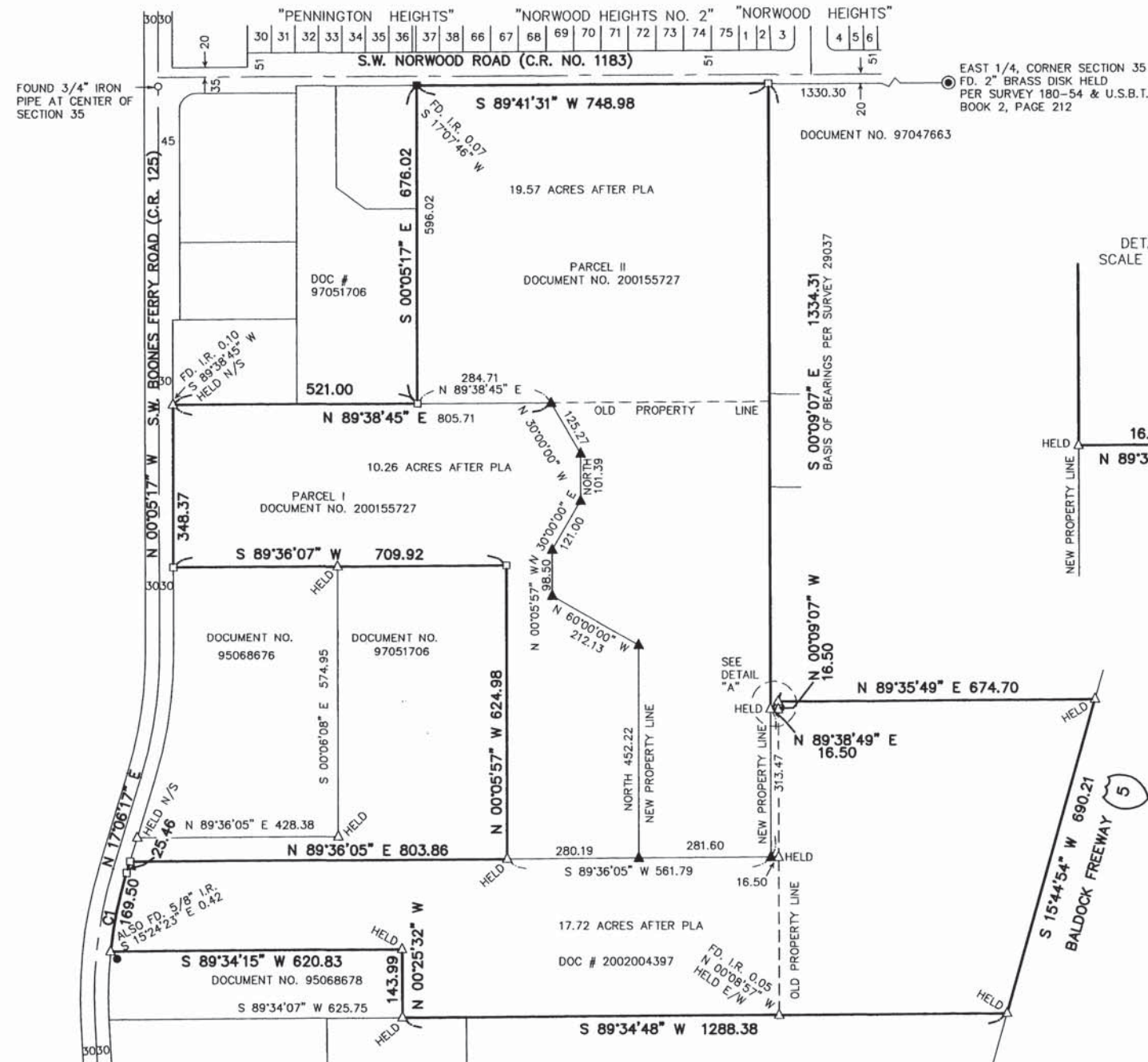
- SURVEYS: 6271 13646 18054 18645 24477 26269 29037  
 COUNTY ROAD NOTES ROAD NO. 1183  
 U.S.B.T. BOOK 2, PAGE 212  
 DEEDS: DOCUMENT NO. 95068676 DOCUMENT NO. 9506878  
 DOCUMENT NO. 97051706 DOCUMENT NO. 98100606  
 DOCUMENT NO. 2001055727 DOCUMENT NO. 2002004397

NARRATIVE

- 1 - THE PURPOSE OF THIS SURVEY IS TO MONUMENT TWO PROPERTY LINE ADJUSTMENTS PER WASHINGTON COUNTY CASE FILE NUMBER 03-109 PLA/PLA.
- 2 - ACCEPTED THE OVERALL BOUNDARY AS ESTABLISHED AND MONUMENTED IN OUR SURVEY 29037.
- 3 - MONUMENTED PROPERTY LINE ADJUSTMENTS IN ACCORDANCE WITH APPROVED CASE FILE NUMBER 03-109 PLA/PLA.
- 4 - BASIS OF BEARINGS IS PER SURVEY NUMBER 29037.

| CURVE TABLE |           |        |        |        |               |
|-------------|-----------|--------|--------|--------|---------------|
| CURVE       | DELTA     | RADIUS | ARC    | CHORD  | CHORD BEARING |
| C1          | 10°55'33" | 888.87 | 169.50 | 169.24 | S 11°38'31" W |

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED USING  
HP PRODUCT # 51645A ON AZON 13-0444 POLYESTER FILM.



WASHINGTON COUNTY  
SURVEYOR'S OFFICE  
ACCEPTED FOR FILING  
8 - 6 - 03

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*John M. Peterson*  
OREGON  
JULY 13, 1979  
JOHN M. PETERSON  
1856

RENEWAL 12/31/04



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