



First American Title™

First American Title Insurance Company

2892 Crescent Avenue
Eugene, OR 97408-7397
Phn - (541)484-2900
Fax - (877)783-9167

**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF:

Wobbe & Associates Inc
PO BOX 3093
Florence, OR 97439
Phone: (541)997-8411
Fax: (541)997-2095



Date Prepared : June 23, 2023
Effective Date : 8:00 A.M on June 16, 2023
Order No. : 7199-4077097
Subdivision :

The information contained in this report is furnished by First American Title Insurance Company (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report. Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Lane, State of Oregon, and is described as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:

As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

- C. As of the Effective Date and according to the Public Records, we find title to the land apparently vested in:

As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof

- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:

As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.

EXHIBIT "B"
(Vesting)

Stonefield Investments LLC, an Oregon limited liability company

EXHIBIT "C"
(Liens and Encumbrances)

1. City liens, if any, of the City of Florence.
 2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
 3. Easement, including terms and provisions contained therein:
Recording Information: November 20, 1978, Reception No. 78-76934
In Favor of: Vance E. Nelson and Marjorie Nelson
For: ingress and egress
 4. Easement, including terms and provisions contained therein:
Recording Information: May 02, 1985, Reception No. 85-15619
In Favor of: Central Lincoln People's Utility District
For: Utility line easement
 5. Easement, including terms and provisions contained therein:
Recording Information: December 19, 1989, Reception No. 89-57269
In Favor of: Howard S. Condley and Dixie R. Condley
For: ingress and egress
 6. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Stonefield Investments, LLC
Grantee/Beneficiary: Central Willamette Credit Union
Trustee: AmeriTitle
Amount: \$2,000,000.00
Recorded: January 27, 2022
Recording Information: Instrument No. 2022-004329
- Note: This Deed of Trust contains Line of Credit privileges.** If the current balance owing on said obligation is to be paid in full in the forthcoming transaction, confirmation should be made that the beneficiary will issue a proper request for full reconveyance.
7. Assignment of leases and/or rents and the terms and conditions thereof:
Assignor: Stonefield Investments, LLC
Assignee: Central Willamette Credit Union
Recorded: January 27, 2022
Recording Information: Instrument No. 2022-004330

NOTE: Taxes for the year 2022-2023 PAID IN FULL

Tax Amount: \$1,372.76
Map No.: 18-12-04-44-03800
Property ID: 1051661
Tax Code No.: 09724

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.

2. **Liability of the Company.**
 - (a) 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. 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.
 - (b) No costs (including, without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (c) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof, (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment on the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.

3. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.



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Illegal Restrictive Covenants

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

EXHIBIT "A"
(Land Description Map Tax and Account)

BEGINNING AT A POINT WHICH IS NORTH 0° 01' 15" EAST 300.54 FEET AND SOUTH 89° 03' 40" EAST 89.19 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; RUN THENCE NORTH 0° 01' 15" EAST 300.02 FEET; THENCE NORTH 89° 23' 40" WEST 963.74 FEET TO THE EAST LINE OF RHODODENDRON DRIVE; THENCE ALONG SAID EAST LINE ON A 848.15 FEET RADIUS CURVE RIGHT (THE CHORD OF WHICH BEARS SOUTH 21° 38' 55" EAST 171.92 FEET) THENCE SOUTH 15° 50' 00" EAST 146.89 FEET; THENCE SOUTH 89° 23' 40" EAST 860.12 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT BEING SOUTH 89° 03' 40" EAST 89.19 FEET, NORTH 0° 01' 15" EAST 600.56 FEET AND NORTH 89° 23' 40" WEST 635.56 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 0° 01' 15" WEST 125.00 FEET; THENCE NORTH 89° 23' 40" WEST 275.20 FEET TO THE EASTERLY MARGIN OF RHODODENDRON DRIVE; THENCE ALONG SAID EASTERLY MARGIN ALONG THE ARC OF A 848.51 FOOT RADIUS CURVE LEFT (THE CHORD OF WHICH CURVE BEARS NORTH 22° 51' 55" WEST 136.26 FEET) A DISTANCE OF 136.41 FEET; THENCE LEAVING SAID EASTERLY MARGIN SOUTH 89° 23' 40" EAST 328.18 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

ALSO SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT BEING SOUTH 89° 03' 40" EAST 89.19 FEET, NORTH 0° 01' 15" EAST 300.54 FEET AND NORTH 89° 23' 40" WEST 578.25 FEET FROM THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 12 WEST OF WILLAMETTE MERIDIAN; THENCE NORTH 89° 23' 40" WEST 281.87 FEET TO THE EASTERLY MARGIN OF RHODODENDRON DRIVE; THENCE ALONG SAID EASTERLY MARGIN NORTH 15° 50' WEST 130.33 FEET; THENCE LEAVING SAID EASTERLY MARGIN SOUTH 89° 23' 40" EAST 317.48 FEET; THENCE SOUTH 0° 01' 15" WEST 125.01 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

NOTE: This Legal Description was created prior to January 01, 2008.

Map No.: 18-12-04-4403800
Tax Account No.: 1051661