Scanned DFT, RTY Exhibit A.3

#### American Land Title Association

ALTA Settlement Statement – Buyer Adopted 05-01-2015

## File No.: 7016-3362629

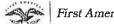
Printed: 03/06/2020, 2:19 PM Officer/Escrow Officer: Kimberly Allen/kh Settlement Location: 825 NE Multnomah, Suite 275, Portland, OR 97232

825 NE Multnomah, Suite 275 • Portland, OR 97232

First American Title Insurance Company

First American

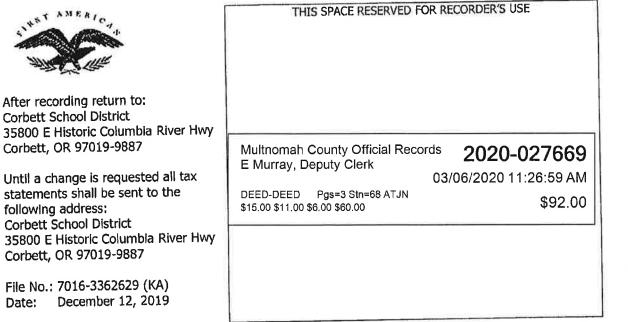
Phone: (503)239-5650 Fax: (866)734-1392 Final Settlement Statement



Property Address: 31520 E Woodard Road, Troutdale, OR 97060 Buyer: Corbett School District Seller: Reynolds School District Lender: Settlement Date: 03/06/2020 Disbursement Date: 03/06/2020

Description	Buyer	
	Debit	Credit
Financial		
Sale Price	500,000.00	
Deposit: Receipt No. 701654725 on 12/05/2019 by Corbett School District		5,000.00
Deposit: Receipt No. 701655596 on 02/26/2020 by Corbett School District		498,402.00
Deposit: Receipt No. 701655749 on 03/06/2020 by Corbett School District		5,000.00
Title Charges & Escrow / Settlement Charges		
Policy: ALTA Owners - 2006 STD to First American Title Insurance Company	1,350.00	
E-recording Fee to First American Title Insurance Company	5.00	
Government Service Fee-OR to First American Title Insurance Company	20,00	
Government Service Fee-OR to First American Title Insurance Company	20.00	
Escrow/Closing Fee to First American Title Insurance Company	1,900.00	
Commission		
Real Estate Commission to RE/MAX Equity Group	5,000.00	
Government Recording and Transfer Charges		
Record Warranty Deed-First to Multnomah County Recorder	92.00	
Subtotals	508,387.00	508,402.00
Due To Buyer	15.00	
Totals	508,402.00	508,402.00

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# STATUTORY WARRANTY DEED

Reynolds School District, a municipal corporation, Grantor, conveys and warrants to Corbett School District, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

#### Subject to:

1. 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.

The true consideration for this conveyance is \$500,000.00. (Here comply with requirements of ORS 93,030)



After recording return to: Corbett School District 35800 E Historic Columbia River Hwy Corbett, OR 97019-9887

Until a change is requested all tax statements shall be sent to the following address: Corbett School District 35800 E Historic Columbia River Hwy Corbett, OR 97019-9887

File No.: 7016-3362629 (KA) Date: December 12, 2019 THIS SPACE RESERVED FOR RECORDER'S USE

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The true consideration for this conveyance is **\$500,000.00**. (Here comply with requirements of ORS 93.030)

APN: R341422

Statutory Warranty Deed - continued File No.: 7016-3362629 (KA)

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.

day of March , 2020. Dated this

Reynolds School District

Clish Chuy leahre Office Name: Dr. Danna Diaz Title: Clerk/Chief Executive Officer

STATE OF Oregon ) )ss. County of Multnomah )

This instrument was acknowledged before me on this  $\underline{4}$  day of  $\underline{4}$ , 20, 20 by Dr. Danna Diaz as Clerk/Chief Executive Officer of Reynolds School District, on behalf of the municipal corporation.

OFFICIAL STAMP DOROTHY E SHERRILL NOTARY PUBLIC-OREGON COMMISSION NO. 956885 MY COMMISSION EXPIRES NOVEMBER 27, 2020

Notary Public for Oregon My commission expires: 1(-27-2020 APN: R341422

Statutory Warranty Deed - continued File No.: 7016-3362629 (KA)

#### EXHIBIT A

**LEGAL DESCRIPTION:** Real property in the County of Multnomah, State of Oregon, described as follows:

A parcel of land lying in the Northwest one-quarter of the Northeast one-quarter of Section 5, Township 1 South, Range 4 East, Willamette Meridian, County of Multnomah, State of Oregon, described as follows:

BEGINNING at a 5/8" iron rod set in the south Right-of-Way line of Woodard Road, Multnomah County Road #406, said iron rod bears East 336.79 feet and South 0°04'55" East, 30.01 feet from the north one-guarter corner of said Section 5, and said iron rod being the TRUE POINT OF BEGINNING of the parcel herein described; thence South 0°00'00" East, 273.00 feet to a 5/8" iron rod; thence North 90°00'00" East, parallel with the north line of the northeast quarter of Section 5, a distance of 329.68 feet to a 5/8" iron rod with 2 1/2" aluminum cap; thence South 42°33'30" East, 50.00 feet to a 5/8" iron rod with 2 1/2" aluminum cap; thence North 47°26'35" East, along a line parallel with and 100 feet northwesterly of the center line of the Crown Point Highway, 344.82 feet to a 5/8" iron rod; thence continuing along a line parallel with and 100 feet northwesterly of the center line of Crown Point Highway, on a 774.80 foot radius curve right, the long chord of which bears North 52°03'18" East, 124.60 feet, to the intersection of the south Right-of-Way line of Weodard Road, said point monumented with a 2 1/2" x 30" aluminum pipe with 3" aluminum cap; thence North 90°00'00" West, along the south Right-of-Way line of Woodard Road, 88.76 feet to a 5/8" iron rod; thence continuing North 90°00'00" West, along the south Right-of-Way line of Woodard Road, 627.00 feet to the TRUE POINT OF BEGINNING, as shown in Multnomah County Survey Number 57939.

NOTE: This legal description was created prior to January 1, 2008.

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