



First American Title Insurance Company of Oregon

Washington (OR)

Prepared For:

Prepared By:

Customer Service Department

222 SW Columbia St, Suite 400 - Portland, Oregon 97201

Phone: (503) 219-TRIO Fax: (503) 790-7872

OWNERSHIP INFORMATION

Owner : Sterling Savings Bank

CoOwner :

Site Address : 20508 SW Roy Rogers Rd Sherwood 97140

Mail Address : 111 N Wall St Spokane Wa 99201

Telephone : Owner:

Tenant:

Ref Parcel Number : 2S129BC 91151

T: 02S R: 01W S: 29 Q: 250

Parcel Number : R2150328

County : Washington (OR)

SALES AND LOAN INFORMATION

Transferred : 06/01/2011

Document # : 39797 Multi-Parcel

Sale Price : \$1,875,000

Deed Type : Sheriffs

% Owned : 100

Loan Amount :

Lender :

Loan Type :

Interest Rate :

Vesting Type : Corporation

PROPERTY DESCRIPTION

Map Page & Grid : 684 G5

Census : Tract: 322.00 Block: 1

Improvement Type :

Subdivision/Plat : Hunters Ridge Condo

Neighborhood Cd : ZSHW

Land Use : 2020 Com,Condo Area 1

Legal : HUNTERS RIDGE CONDO SUPP NO.2:

: ANNEX STG 2, LOT 115, INTEREST IN

: COMMON ELEMENT

ASSESSMENT AND TAX INFORMATION

MktLand :

MktStructure : \$782,370

MktTotal : \$782,370

M50 Assd Total : \$482,190

% Improved : 100

11-12 Taxes : \$9,137.74

Exempt Amount :

Exempt Type :

Levy Code : 08830

Millage Rate : 18.9505

PROPERTY CHARACTERISTICS

Bedrooms :

Bathrooms :

Fireplace :

Heat Type :

Interior Material:

Exterior Finish :

Floor Cover :

Roof Type :

Roof Shape :

Foundation :

Building SF :

1st Floor SF :

Above Ground SF :

Upper Finished SF :

Unfin Upper Story :

Upper Total SF :

Finished SF :

Basement Fin SF :

Basement Unfin SF :

Basement Total SF :

Stories :

Garage SF :

Lot Acres :

Lot SF : 144

Year Built : 2005

Year Appraised :

Appraisal Area :

School District : Sherwood

Utility District :



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OWNERSHIP INFORMATION

Owner	: Sterling Savings Bank	Ref Parcel Number	: 2S129BC 91161
CoOwner	:	T: 02S	R: 01W S: 29 Q: 250
Site Address	: 20508 SW Roy Rogers Rd Sherwood 97140	Parcel Number	: R2150329
Mail Address	: 111 N Wall St Spokane Wa 99201		
Telephone	: Owner:	Tenant:	County : Washington (OR)

SALES AND LOAN INFORMATION

Transferred	: 06/01/2011	Loan Amount	:
Document #	: 39797 Multi-Parcel	Lender	:
Sale Price	: \$1,875,000	Loan Type	:
Deed Type	: Sheriffs	Interest Rate	:
% Owned	: 100	Vesting Type	: Corporation

PROPERTY DESCRIPTION

Map Page & Grid	: 684 G5
Census	: Tract: 322.00 Block: 1
Improvement Type	:
Subdivision/Plat	: Hunters Ridge Condo
Neighborhood Cd	: ZSHW
Land Use	: 2020 Com,Condo Area 1
Legal	: HUNTERS RIDGE CONDO SUPP NO.2: : ANNEX STG 2, LOT 116, INTEREST IN : COMMON ELEMENT

ASSESSMENT AND TAX INFORMATION

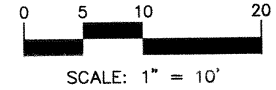
MktLand	:
MktStructure	: \$720,370
MktTotal	: \$720,370
M50 Assd Total	: \$443,980
% Improved	: 100
11-12 Taxes	: \$8,413.63
Exempt Amount	:
Exempt Type	:
Levy Code	: 08830
Millage Rate	: 18.9505

PROPERTY CHARACTERISTICS

Bedrooms	:	Building SF	: 4,096	Stories	:
Bathrooms	:	1st Floor SF	: 4,096	Garage SF	:
Fireplace	:	Above Ground SF	:	Lot Acres	:
Heat Type	:	Upper Finished SF	:	Lot SF	: 144
Interior Material:		Unfin Upper Story	:	Year Built	: 2005
Exterior Finish	:	Upper Total SF	:	Year Appraised	:
Floor Cover	:	Finished SF	:	Appraisal Area	:
Roof Type	:	Basement Fin SF	:	School District	: Sherwood
Roof Shape	:	Basement Unfin SF	:	Utility District	:
Foundation	:	Basement Total SF	:		

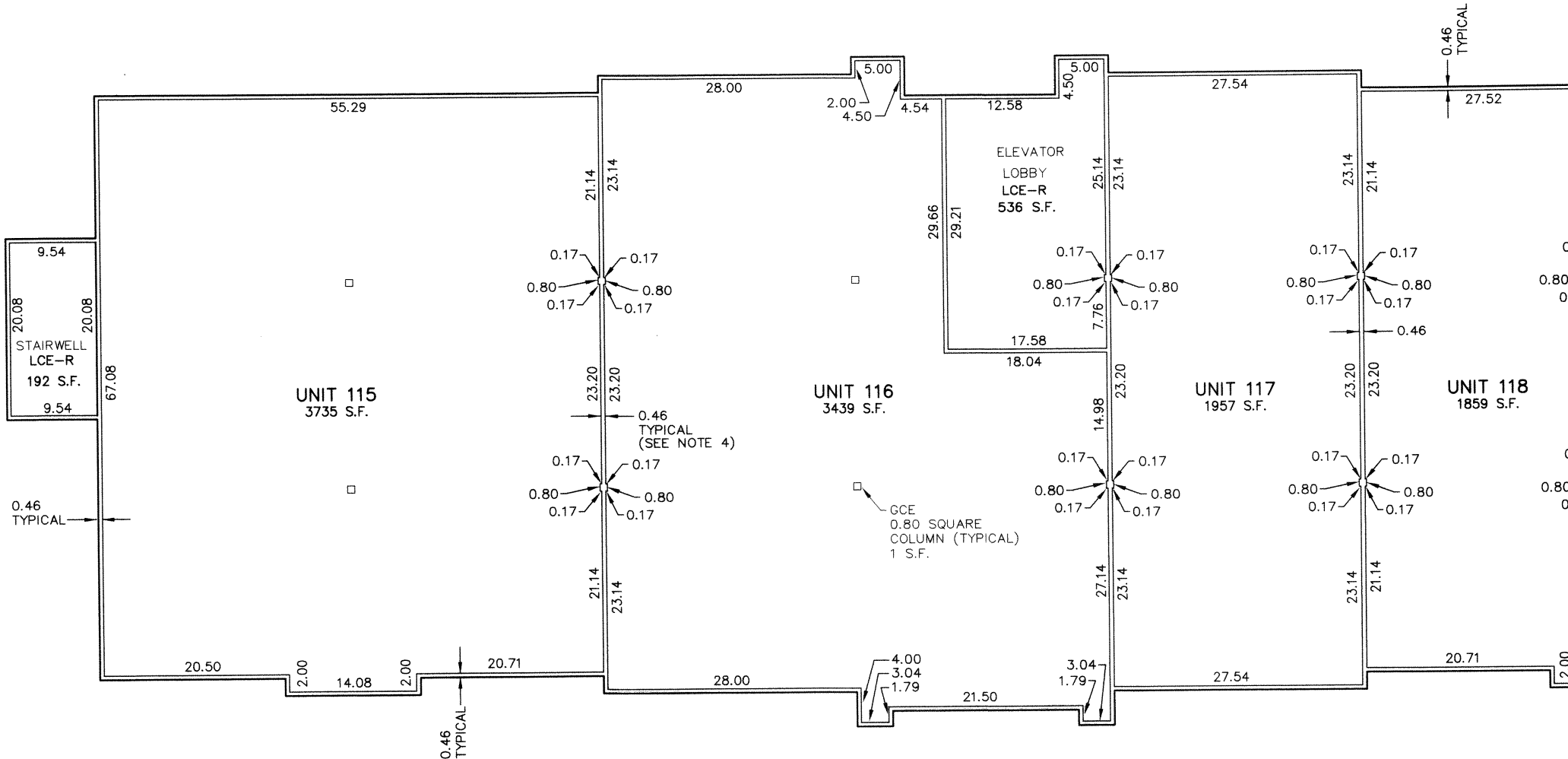
This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

5. ALL INTERIOR UNIT DIMENSIONS ARE TO THE INSIDE FACE OF STUDWALL.



LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-C LIMITED COMMON ELEMENT COMMERCIAL
- LCE-R LIMITED COMMON ELEMENT RESIDENTIAL
- S.F. SQUARE FEET



FIRST FLOOR
 (COMMERCIAL UNITS)
 FINISH FLOOR ELEVATION = 198.50

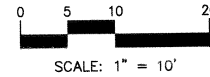
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NOTES:

1. ALL WALLS AND BUILDING CORNERS ARE 90 DEGREES UNLESS NOTED OTHERWISE.
2. COMMERCIAL UNIT CEILING HEIGHTS ARE 12.00 FEET ABOVE FINISH FLOOR ELEVATION.
3. SUPPORT COLUMNS ARE GENERAL COMMON ELEMENTS.
4. ALL INTERIOR WALLS ARE 0.46 THICK EXCEPT HALLWAY WALLS WHICH ARE 0.29 AS NOTED.
5. ALL INTERIOR UNIT DIMENSIONS ARE TO THE INSIDE FACE OF STUDWALL.

HUNTERS RIDGE CONDOMINIUM SUPPLEMENTAL PLAT NO. 2: ANNEXATION OF STAGE 2

BEING A PORTION OF LOT 2, SHERWOOD CROSSING
LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 29,
TOWNSHIP 2 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON



**DAVID EVANS
AND ASSOCIATES INC.**
2100 Southwest River Parkway
Portland Oregon 97201
Phone: 503.223.6663
DEA JOB SHCR0000-0003



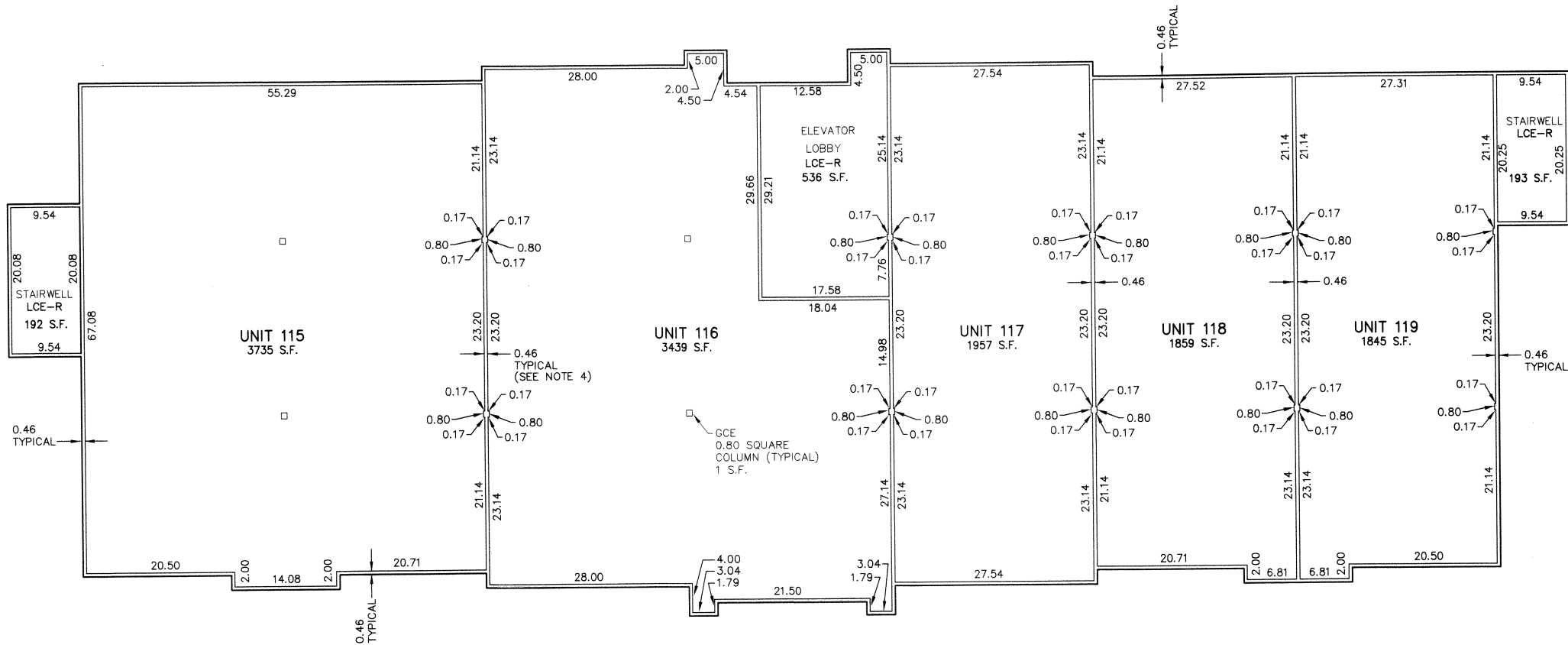
FEBRUARY 15, 2006

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Jeffery S. Whitson
OREGON
JUL 28, 1988
JEFFERY S. WHITSON
2361
RENEWAL 6/30/06

LEGEND:

- GCE GENERAL COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- LCE-C LIMITED COMMON ELEMENT COMMERCIAL
- LCE-R LIMITED COMMON ELEMENT RESIDENTIAL
- S.F. SQUARE FEET



FIRST FLOOR
(COMMERCIAL UNITS)
FINISH FLOOR ELEVATION = 198.50

41

SHERIFF'S DEED

D-DS Cht=1 Stn=7 K GRUNEWALD
\$10.00 \$8.00 \$11.00 \$18.00 - Total = \$41.00



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



Grantor:
**WASHINGTON COUNTY SHERIFF'S OFFICE
215 SW ADAMS AVENUE
HILLSBORO, OREGON 97123**

Grantee:
**STERLING SAVINGS BANK, a Washington stock savings bank
1515 S.W. Fifth Avenue, Suite 600
Portland, Oregon 97201**

After recording return to:
**Greene & Markley, P.C.
Attn: Gary L. Blackledge
1515 S.W. Fifth Avenue, Suite 600
Portland, Oregon 97201**

SPACE RESERVED FOR RECORDER'S USE

Until requested otherwise send all tax statements to:
**STERLING SAVINGS BANK, a Washington stock savings bank
111 N. Wall St.
Spokane, WA 99201**

Recorded By Chicago Title
Courtesy Only. Not Examined

THIS INDENTURE, Made this 26th day of May, 2011, by and between Rob Gordon, Sheriff of Washington County, Oregon, hereinafter called the grantor, and STERLING SAVINGS BANK, a Washington stock and savings bank, hereinafter called the grantee; WITNESSETH:

RECITALS: In a suit in the Circuit Court of the State of Oregon for Washington County, Case No. C093491CV, in which Sterling Savings Bank, a Washington stock savings bank was plaintiff and Sherwood Crossing, LLC., an Oregon limited liability company; William C. McCormick; John P. Lucas; West Sherwood Equities, LLC., an Oregon limited liability company; Lucas Development Company, LLC, an Oregon limited liability company; EC Company, an Oregon corporation; Oregon Heating & Air Conditioning Inc., an Oregon corporation; Portland Commercial Interiors, Inc., an Oregon corporation; Western Partitions, Inc., an Oregon corporation; and Hunters Ridge Condominium Association was/were defendant(s), for the foreclosure of a mortgage or trust deed on the real property described below. A Writ of Execution (Foreclosure on Real Property), which was issued on the 26th day of January, 2011 directing the sale of that real property, pursuant to which, on the 11th day of March, 2011, the real property was sold, subject to redemption, in the matter provided by law, for the sum of \$1,875,000.00, to Sterling Savings Bank, a Washington stock savings bank, who was the highest and best bidder, that sum being the highest and best sum bid therefore. At the time of the sale, the purchaser paid the amount bid for the property to the grantor or grantor's predecessor in office. At the sale a certificate of sale, as required by law, was duly executed and delivered to the purchaser.

The real property has not been redeemed from the sale, and the time for so doing has now expired. The grantee herein is the owner and holder of the Certificate Of Sale.

NOW, THEREFORE, in view of the premises, in order to complete the sale pursuant to law, and in consideration of the sum paid for the real property at the sale, the grantor has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the grantee, grantee's heirs, successors, and assigns, that certain real property situated in Washington County, Oregon, described as follows, to-wit: **All of the interest defendant Sherwood Crossing, LLC had on January 24, 2008, the date of the trust deed, and also all of the interest defendant Sherwood Crossing, LLC had thereafter in certain property in Washington County, Oregon, known and described as follows, to wit: Units 115, 116, 117, 118, and 119, Hunters Ridge Condominium Supplemental Plat No. 2 Annexation of Stage 2, a condominium, in the City of Sherwood, Washington County, State of Oregon, together with an undivided interest in and to the general and limited common**

469763

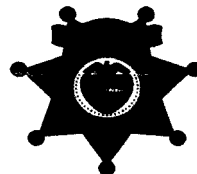
elements appertaining thereto as set forth in Declaration of Unit Ownership Recorded August 8, 2006, as Fee No. 2006095070, including any supplemental amendments and/or modifications thereto. The Real Property or its address is commonly known as 20508 SW Roy Rogers Road Bldg. C., Sherwood, OR 97140. The Real Property tax identification number is 2S129BC-91191R2150332. together with all of the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all of the interest of the defendant(s) (and each of them) in and to the real property;

TO HAVE AND TO HOLD the same unto the grantee and grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$30.00.

IN WITNESS WHEREOF, the grantor has executed this instrument.

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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009



Greg DeSau

Greg DeSau, Deputy for

ROB GORDON
SHERIFF OF WASHINGTON COUNTY

State of Oregon, County of Washington) ss.

This instrument was acknowledged before me on 5-26-11
By Greg DeSau, Deputy for Rob Gordon, as Sheriff of Washington County.

Michael A. Gianopoulos

Notary Public for Oregon,
My commission expires DEC. 13, 2014

