

Multnomah County Official Records
R Weldon, Deputy Clerk

2013-163880

12/24/2013 09:32:38 AM

1R-W DEED Pgs=2 Str=72 ATTLB
\$10.00 \$11.00 \$10.00 \$15.00

\$46.00

GRANTOR:
Christopher A Edwards and Whitney Zimmerman
Edwards

GRANTEE:
Everett Custom Homes, Inc

AFTER RECORDING RETURN TO:
Everett Customs Homes, Inc
735 SW 158th Ave #180
Beaverton, OR 97006

SEND TAX STATEMENTS TO:
Same as above

Escrow No: 472513513228LTS-CT42

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Christopher A Edwards and Whitney Zimmerman Edwards, as tenants by the entirety, Grantor, conveys and warrants to

Everett Custom Homes, Inc, an Oregon corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Multnomah, State of Oregon:

Lot 10, EXCEPT the North 14 feet thereof, Block 80, ROSE CITY PARK, in the City of Portland, County of Multnomah and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$14,455.50. (See ORS 93.030)

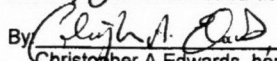
Subject to and excepting: None

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: 12/20/2013


Christopher A Edwards


Whitney Zimmerman Edwards

By  her attorney in fact
Christopher A Edwards, her attorney in fact

CHICAGO TITLE 472513513228-42

STATE OF Oregon
County of Clackamas

This instrument was acknowledged before me on 12/20/13 by Christopher A Edwards

Notary Public for Oregon

My Commission Expires: 7/24/15

(SEAL)



STATE OF Oregon
COUNTY OF Clackamas

On 12/20/13 before me, the undersigned, a Notary Public in and for the State of Oregon duly commissioned and sworn personally appeared Christopher A Edwards to me known to be the individual who executed the foregoing instrument as attorney in fact of Whitney Zimmerman Edwards therein described, and acknowledged to me that he/she signed and sealed the said instrument as such attorney in fact for said principal, freely and voluntarily, for the uses and purposes therein mentioned, an on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Whitney Zimmerman Edwards is now living.

Witness my hand and official seal hereto affixed the day and year in this certificate first above written.

Notary Public in and for the State of Oregon

My Commission expires: 7/24/15

(SEAL)



RECORDING REQUESTED BY:

Chicago Title Company of Oregon
5300 SW Meadows Road, Suite 100
Lake Oswego, OR 97035

GRANTOR:

T & A International, LLC
1207 NW Mayfield Rd.
Portland, OR 97229

GRANTEE:

Everett Custom Homes, Inc.
735 SW 158th Avenue, Suite 180
Beaverton, OR 97006

SEND TAX STATEMENTS TO:

Everett Custom Homes, Inc.
735 SW 158th Ave., Suite 180
Beaverton, OR 97006

AFTER RECORDING RETURN TO:

Everett Custom Homes, Inc.
735 SW 158th Ave., Suite 180
Beaverton, OR 97006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED – STATUTORY FORM
(INDIVIDUAL or CORPORATION)

T & A International, LLC, Grantor, conveys to

Everett Custom Homes, Inc., an Oregon corporation, Grantee, the following described real property,
situated in the County of Multnomah, State of Oregon,

North 14 feet of Lot 10, Block 80, ROSE CITY PARK, in the City of Portland, County of
Multnomah and State of Oregon.

The true consideration for this conveyance is \$0.00.

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: _____

T & A International, LLC

By: _____
Tyson Allred, Operating Manager

472513513314LTS-CT42
Deed (Bargain and Sale – Statutory Form)

STATE OF OREGON
County of Multnomah

This instrument was acknowledged before me on _____ by Tyson Alfred,
Operating Manager of T&A International, LLC.

Notary Public for _____

My Commission Expires:

(SEAL)



Chicago Title Insurance Company

Order No: 472513513314
Escrow No.: CT42-472513513314-

REQUEST FOR PARTIAL RECONVEYANCE

TO: Chicago Title, Trustee.

Reference is made to that certain trust deed recorded on 12/5/2013, Fee #2013-156825 Record of Mortgages of Multnomah County, Oregon, in which T & A International LLC is the grantor and Chicago Title is the trustee. The undersigned is the beneficiary named in said deed or his successor in interest and is now the legal owner and holder of the promissory note and other obligations secured by said trust deed.

You are hereby requested and directed to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same in and to the following portion of the real property described in said deed, to-wit:

North 14 feet of Lot 10, Block 80, ROSE CITY PARK, in the City of Portland, County of Multnomah and State of Oregon.

The making of said partial release shall be endorsed by you upon said trust deed which herewith is presented to you for that purpose. After your endorsement is made, the trust deed is to be returned to the undersigned at the address noted below. You are to mail said reconveyance to Lori J. Tubbs, Sr. Escrow Officer whose address is Chicago Title Company 5300 SW Meadows Rd., Suite 100 Lake Oswego, OR 97035.

Dated this ____ day of _____, _____

Iron Bridge Mortgage Fund, LLC

By: _____

Its: _____

1255 NW 9th Avenue, Suite 107
Portland, OR 97209

ECH NE 58th (2510)

VOUCHER#: 14 - 0007

MAP NO: IN 2 E 30 AD - 15200 + - 15300

DATE: 12-5-13

MULTNOMAH COUNTY REQUEST FOR

LOT SEG, LOT LINE ADJ, CONSOLIDATION

SIGN: *M. G.*

PRINT: MIKE COTLE

COMPANY: *FRASER PERMITS*

TITLE:

DAYTIME PHONE #: *503 680-5477*

FAX#: *503 296-2630*

FOR THE FOLLOWING DESCRIBED REAL PROPERTY

ADDITION: *Rose City PK*

LOT: *10 + 11*

BLOCK: *80*

SECTION:

TWP:

RANGE:

TAX LOT:

* Lot Confirmation # *13-222305-PR*

R 259657 (R 72310-5400) - ALL of Lot 10

R 259658 (R 72310-5410) - ALL of Lot 11

COMMENTS: * *ALSO see Deed # 2014-000402*
rec 1-3-14

Ln 14' Lot 10

NEW ACCOUNT #'S ARE SUBJECT TO CHANGE

RECEIVED BY *Kuni*

PHONE NUMBER: (503) 988-3326 Ext. 22258 *87641*

CARTOGRAPHY:

FAX NUMBER: (503) 988-3356