

**After recording return to: (Name, Address, Zip)**

Pinky Smith, LLC  
17799 NW Lucy Reeder Road  
Portland OR 97231

**Until requested otherwise, send all tax statements to:**  
Same As Above

**GRANTOR:**

James L. Smith, Gail M. Smith, and Sheryl I. Anderson,  
Trustee of the Anderson Survivor's Trust, under agreement  
dated June 1, 2010,  
922 SE Place, Portland, OR 97215

**GRANTEE:**

Pinky Smith, LLC  
17799 NW Lucy Reeder Road  
Portland OR 97231

ORDER NO: 01049-31280

Multnomah County Official Records  
E Murray, Deputy Clerk

**2020-051937**

05/01/2020 01:42:27 PM

DEED-DEED Pgs=5 Stn=23 ATPC  
\$25.00 \$11.00 \$6.00 \$60.00

**\$102.00**

Space Above Reserved for Recorder's Use

**STEWART TITLE  
01049-31280**

**STATUTORY WARRANTY DEED**  
(Individual Grantor)

James L. Smith and, Gail M. Smith, as tenants by the entirety, as to an undivided one-half interest, and Sheryl I. Anderson, Trustee of the Anderson Survivor's Trust, under agreement dated June 1, 2010, as to an undivided one-half interest, Grantor, conveys and warrants to Pinky Smith, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Multnomah County, State of Oregon, to wit:

See Legal Description attached hereto as Exhibit "A"

Subject to and excepting: Covenants, Conditions, Restrictions and Easements of record.  
See Exhibit "B" Additional Deed Exceptions

**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.**

The true and actual consideration for this conveyance is 1,000,000.00 as paid to an accommodator pursuant to an IRS 1031 exchange. (Here, comply with the requirements of ORS 93.030.)

Dated this 30 day of April, 2020

James L. Smith, as tenants by the entirety  
as to an undivided one-half interest

Gail M. Smith, as tenants by the entirety,  
as to an undivided one-half interest



Sheryl I. Anderson, Trustee of the Sheryl I.  
Anderson Survivor's Trust, under agreement  
dated 6-1-2010, as to an undivided  
one-half interest

State of Oregon

ss.

County of Clackamas

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of April, 2020 by James L. Smith and Gail M. Smith..

Before me:

Notary Public for Oregon

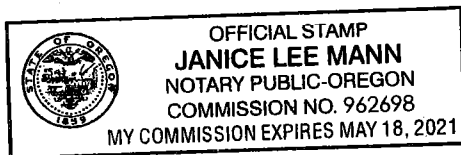
My commission expires: \_\_\_\_\_

State of Oregon

ss.

County of Clackamas

The foregoing instrument was acknowledged before me this 30 day of April, 2020, by Sheryl I. Anderson as Trustee of the Sheryl I. Anderson Survivor's Trust under agreement dated 6-1-2010.



Before me:

  
Notary Public for Oregon

My Commission Expires: 5-18-2021

Dated this 30 day of April, 2020

James L. Smith  
James L. Smith, as tenants by the entirety  
as to an undivided one-half interest

Gail M. Smith  
Gail M. Smith, as tenants by the entirety,  
as to an undivided one-half interest

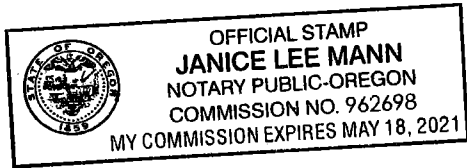
\_\_\_\_\_  
Sheryl I. Anderson, Trustee of the Sheryl I.  
Anderson Survivor's Trust, under agreement  
dated 6-1-2010, as to an undivided  
one-half interest

State of Oregon

ss.

County of Clackamas

The foregoing instrument was acknowledged before me this 30 day of April, 2020 by James L. Smith and Gail M. Smith..



Before me: Janice Lee Mann  
Notary Public for Oregon  
My commission expires: 5-18-2021

State of Oregon

ss.

County of Clackamas

The foregoing instrument was acknowledged before me this \_\_\_\_ day of April, 2020, by Sheryl I. Anderson as Trustee of the Sheryl I. Anderson Survivor's Trust under agreement dated 6-1-2010.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

**EXHIBIT  
LEGAL DESCRIPTION**

**PARCEL I:**

All that portion of Section 6, Township 2 North of Range 1, West of Willamette Meridian, lying Southerly of Lucy Reeder Road, being County Road No. 1191-40, on Sauvie Island, in Multnomah County, State of Oregon, being described as:

Beginning in the South line of Alex McQuinn Donation Land Claim on the Section line between Sections 6 and 5; thence North 751.35 feet; thence North 35° 14-1/2' West 1910.1 feet; thence West 251 feet; thence South 2000.7 feet to the South line of Alex McQuinn Donation Land Claim; thence South 77° East 1389.29 feet to the point of beginning.

EXCEPT that part in County Road No. 1191.

**PARCEL II:**

The following described property in the Northeast one-quarter of Section 6, Township 2 North, Range 1 West of the Willamette Meridian, in the County of Multnomah and State of Oregon, described as follows:

Commencing at the Southeast corner of the Alexander McQuinn Donation Land Claim, in Section 5, Township 2 North, Range 1 West of the Willamette Meridian; thence North 77° West, on the South line of the said McQuinn Donation Land Claim, 975 feet to a point; running thence North 699.6 feet to a point in the center line of County Rd. No. 1191 (Lucy Reeder Rd.); thence North 71° 40-1/2 West 548.5 feet to a point in the North line of said Lucy Reeder Rd., and the true point of beginning of the tract of land herein to be described; thence North 35° 14-1/2' West 1910.1 feet; thence West 251 feet to a point, said point being the Northeast corner of that tract of land conveyed to Harold B. Koster, by deed recorded October 15, 1940 in Book 372 page 22, Deed Records; thence South, along the East line of said Koster tract, to a point in the North line of said Lucy Reeder Rd.; thence Southeasterly, along the North line of said Lucy Reeder Rd., to the point of beginning.

EXCEPTING THEREFROM a 1 acre grave lot described as follows:

Commencing at the Southeast corner of the said McQuinn D.L.C.; thence North 71° West, on the South line of said McQuinn Donation Land Claim, 858 feet; thence North 35° 14-1/2' West 2679.4 feet; thence South 62° 52' West 79 feet to the East corner of said grave lot, and the true point of beginning; running thence South 42° 52' West 208.72 feet to the South corner of said grave lot; thence North 47° 08' West 208.72 feet to the West corner of said grave lot; thence North 42° 52' East 208.72 feet to the North corner of said grave lot; thence South 47° 08' East 208.72 feet to the East corner and the point of beginning.

## DEED EXCEPTIONS

### Exhibit B

1. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest. Exemptions FAU and TFA
2. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment, of the Sauvie Island Drainage Improvement Co.
3. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads, or highways
4. Easement, including the terms and conditions thereof, Granted to: McQuinn Family Pioneer Cemetery Association, Inc., Recorded: December 6, 1993, Book: 2795, Page: 792, Recording No.: 165439, Purpose: ~~pedestrian ingress and egress, Affects: 5 feet wide area in the Westerly portion of Parcel II~~
5. The legal description contained in Exhibit A, attached, contains an exception to Parcel II for a one-acre cemetery parcel ("Cemetery Lot"). Grantor and Grantee have agreed that if the legal description of the Property should change based upon a ruling by Multnomah County in Grantor's Application for a Lot of Record Verification (Case #T2-2020-13067), the parties will cooperate with each other to correct or otherwise change the legal description in said Exhibit A, in accordance therewith. Grantor believes the legal description of the Property should be a single parcel as it was when originally conveyed to them, and the Cemetery Lot should not constitute a separate legal parcel. In the event that Multnomah County determines that the Property does consist of a single lawful parcel, Grantor and Grantee, or their successors in interest, agree to jointly amend Exhibit A to reflect that fact. Notwithstanding the outcome of Case #T2-2020-13067, Grantee covenants and agrees for itself and its successors and assigns, to maintain the Cemetery Lot as an historic cemetery. This agreement and covenant shall survive closing of this transaction.