

City of Beaverton
Community Development and Planning Division
12725 SW Millikan Way
Beaverton, OR 97076
Via Email

RE: 17811 SW Scholls Ferry Road (SCM Main Street)

To Whom It May Concern,

This letter is to inform you that on March 16, 2021 Blackbird & Main Managers LLC purchased 17811 SW Scholls Ferry Road in Beaverton from Ed Bartholemy. Wishcamper Development Partners LLC is 99.99% Member of Blackbird & Main Managers LLC with Justin Metcalf having signature authority as Member/Manager of Wishcamper Development Partners. A copy of the recorded deed is also attached for reference.

Please feel free to contact us if you have any questions.

Thank you,



Justin Metcalf

Principal, Wishcamper Development Partners

Cell: 406.550.1244 | jmetcalf@wishcamperpartners.com

Washington County, Oregon **2020-069458**

D-DW

07/28/2020 11:32:39 AM

Stn=11 C WHITE

\$25.00 \$11.00 \$5.00 \$60.00 \$11,000.00

\$11,101.00

I, Margaret Garza, 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.

Margaret Garza, Director of Assessment and Taxation, Ex-Officio County Clerk

Grantor:

SCOTT & NANCY EDMONDS, Trustees
SCOTT AND NANCY EDMONDS LIVING TRUST, dated 12/10/2007
18043 SW Scholls Ferry Rd.
Beaverton, OR 97007

Grantee:

BLACKBIRD LAND HOLDINGS LLC,
a Montana limited liability company
PO Box 5123
Missoula, MT 59806

After recording return to:

Myatt & Bell, P.C.
10300 SW Greenburg Rd., Ste. 500
Portland, OR 97223

**Until a change is requested,
send tax statements to:**

BLACKBIRD LAND HOLDINGS LLC,
a Montana limited liability company
PO Box 5123
Missoula, MT 59806

Warranty Deed

SCOTT EDMONDS and NANCY EDMONDS, Trustees under the SCOTT AND NANCY EDMONDS LIVING TRUST, dated 12/10/2007 "Grantor," hereby convey and warrant to BLACKBIRD LAND HOLDINGS LLC, a Montana limited liability company, "Grantee," the following described real property situated in Washington County, Oregon:

See legal description, attached as Exhibit A.

This property is free of liens and encumbrances except:

See attached Exhibit B

The true and actual consideration paid for this conveyance is \$11,000,000.

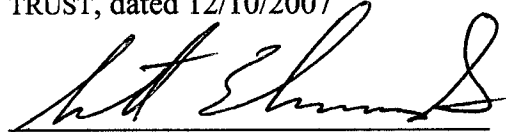
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, SECTIONS 2 TO 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WITNESS the hand of said Grantor on this 24 day of July, 2020.

GRANTOR:

SCOTT AND NANCY EDMONDS LIVING TRUST, dated 12/10/2007



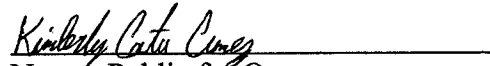
SCOTT EDMONDS, Trustee



NANCY EDMONDS, Trustee

STATE OF OREGON
COUNTY OF WASHINGTON

The forgoing instrument was acknowledged before me on this 24 day of July, 2020, by SCOTT AND NANCY EDMONDS, Trustees under the SCOTT AND NANCY EDMONDS LIVING TRUST, dated 12/10/2007.



Notary Public for Oregon

My commission expires: January 07, 2023

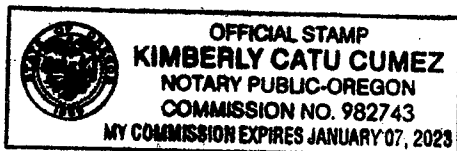


Exhibit "A"

Legal Description

Real property in the City of Beaverton, County of Washington, State of Oregon, described as follows:

PARCEL I:

A TRACT OF LAND IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT II OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BARBARA B. PAGE BY DEED RECORDED IN VOLUME 842, PAGE 0003, WASHINGTON COUNTY DEED RECORDS, WHICH CORNER BEARS WEST 20 FEET, SOUTH 00°17' WEST 844.6 FEET, NORTH 89°24' WEST 770.8 FEET, AND SOUTH 86°55'10" WEST 438.64 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND RUNNING THENCE SOUTH 86°55'10" WEST ALONG THE NORTH LINE OF SAID PAGE TRACT II 173.17 FEET; THENCE SOUTH 11°22'25" WEST 1229.56 FEET; THENCE SOUTH 00°12'30" WEST 600.0 FEET; THENCE NORTH 88°52'56" EAST ALONG THE NORTH LINE OF SCHOLLS FERRY ROAD 155.11 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT II; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT II; NORTH 00°12' EAST 421.75 FEET, NORTH 26°09'46" EAST 176.94 FEET, NORTH 63°41'46" EAST 197.47 FEET, NORTH 00°18' EAST 1143.63 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL II:

THAT PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF TRACT II OF THAT CERTAIN PARCEL OF LAND CONVEYED TO BARBARA B. PAGE BY DEED RECORDED IN VOLUME 842, PAGE 0003, WASHINGTON COUNTY DEED RECORDS, WHICH POINT BEARS WEST 20 FEET, SOUTH 00°17' WEST 844.6 FEET, NORTH 89°24' WEST 770.8 FEET AND SOUTH 86°55'10" WEST 611.81 FEET FROM THE NORTH ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, AND RUNNING THENCE SOUTH 86°55'10" WEST ALONG THE NORTH LINE OF SAID TRACT II 188.33 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT II: SOUTH 48°06'33" WEST 508.07 FEET, SOUTH 28°33'43" EAST 339.16 FEET, SOUTH 00°13' EAST 1161.18 FEET; THENCE NORTH 88°52'56" EAST ALONG THE NORTH LINE OF SCHOLLS FERRY ROAD 155.10 FEET TO A POINT WHICH BEARS SOUTH 88°52'56" WEST 155.11 FEET FROM THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID TRACT II; THENCE NORTH 00°12'30" EAST 600.0 FEET; THENCE NORTH 11°22'25" EAST 1229.56 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL III:

A TRACT OF LAND IN SECTION 6, TOWNSHIP 2 SOUTH, RANGE 1 WEST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF WASHINGTON AND STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE ON THE NORTH LINE OF SCHOLLS FERRY ROAD AT THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT TRACT CONVEYED TO PAUL DERUE BOUTWELL AND VENITA MAE BOUTWELL BY DEED RECORDED IN VOLUME 172, PAGE 0484, WASHINGTON COUNTY DEED RECORDS, WHICH POINT IS ON THE WEST LINE OF THAT TRACT CONVEYED TO CHARLES M. KULBEL, ET UX, BY DEED RECORDED IN VOLUME 152, PAGE 0194, WASHINGTON COUNTY DEED RECORDS, AND WHICH BEGINNING POINT IS WEST 20 FEET; SOUTH 0°17' WEST 844.6 FEET; NORTH 89°24' WEST 771.2 FEET; SOUTH 0°18' WEST 847.6 FEET AND SOUTH 0°9' WEST 973.5 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 6;
THENCE NORTH 0°9' EAST 686 FEET ALONG THE WEST LINE OF SAID KULBEL TRACT TO THE NORTHEAST CORNER OF THAT TRACT CONVEYED TO GORDON W. HAACK, ET UX, BY DEED RECORDED IN VOLUME 250, PAGE 0543, WASHINGTON COUNTY DEED RECORDS AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE CONTINUING ALONG THE WEST LINE OF SAID KULBEL TRACT NORTH 0°09' EAST 287.5 FEET TO AN IRON PIPE AT THE NORTHWEST CORNER OF SAID KULBEL TRACT;
THENCE NORTH 0°18' EAST 847.6 FEET ALONG THE WEST LINE OF THAT TRACT CONVEYED TO CHARLES M. KULBEL, ET UX, BY DEED RECORDED IN VOLUME 164, PAGE 0174, AND CORRECTED BY DEED RECORDED IN VOLUME 166, PAGE 0196, WASHINGTON COUNTY DEED RECORDS, TO THE SOUTH LINE OF THAT TRACT CONVEYED TO JOSEPH CHARLES SARDOTZ, ET UX, BY DEED RECORDED IN VOLUME 583, PAGE 0464, WASHINGTON COUNTY DEED RECORDS;
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SARDOTZ TRACT 438.4 FEET; SOUTH 0°18' WEST PARALLEL WITH THE EAST LINE OF SAID BOUTWELL TRACT 1140.0 FEET, MORE OR LESS, TO A POINT WHICH IS 30.0 FEET NORTHWESTERLY, WHEN MEASURED AT RIGHT ANGLES, FROM THE NORTHWESTERLY LINE OF SAID HAACK TRACT;
THENCE PARALLEL WITH AND 30.0 FEET DISTANT FROM, WHEN MEASURED AT RIGHT ANGLES, THE WESTERLY LINES OF SAID HAACK TRACT THE FOLLOWING COURSES; SOUTH 63°43' WEST, SOUTH 26°11' WEST AND SOUTH 0°12' WEST TO THE NORTH LINE OF SCHOLLS FERRY ROAD;
THENCE EAST 30 FEET TO THE SOUTHWEST CORNER OF SAID HAACK TRACT;
THENCE ALONG THE WESTERLY LINE OF SAID HAACK TRACT NORTH 0°12' EAST 414.0 FEET; NORTH 26°11' EAST 159.8 FEET; AND NORTH 63°43' EAST 319.0 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID HAACK TRACT;
THENCE NORTH 89°57' EAST 308.2 FEET TO THE TRUE POINT OF BEGINNING.

THE LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

Exhibit B

1. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
2. An easement for Underground distribution line and incidental purposes, recorded October 09, 1984, as Fee No. 84039882 of Official Records.
In Favor of: Portland General Electric Company, an Oregon corporation
Affects: (Parcel I and Parcel II) as described therein
3. An easement for Electric power line and incidental purposes, recorded April 09, 1985 as Fee No. 85012646 of Official Records.
In Favor of: Portland General Electric Company, an Oregon corporation
Affects: (Parcel III) as described therein
4. The terms and provisions contained in the document entitled "Resolution & Order 2012-100" recorded December 04, 2013 as Fee No. 2013 102347 .
5. The terms, provisions and easement(s) contained in the document entitled "Utility Easement and Temporary Construction Easement" recorded October 13, 2017 as Fee No. 2017 081105 of Official Records.
Document(s) declaring modifications thereof recorded May 15, 2019 as Fee No. 2019 029674 of Official Records.
A document recorded March 19, 2019 as Fee No. 2019 015968 of Official Records provides that the interest of the easement holder was transferred to The City of Beaverton, an Oregon municipal corporation.
6. Easement, including terms and provisions contained therein:
Recording Information: July 25, 2019 as Fee No. 2019 048097
In Favor of: Tualatin Valley Water District, a domestic water supply district organized under ORS Chapter 264, and the City of Hillsboro, a municipal corporation
For: Water pipelines and other other water facilities, and Temporary construction