

EXHIBIT "C"

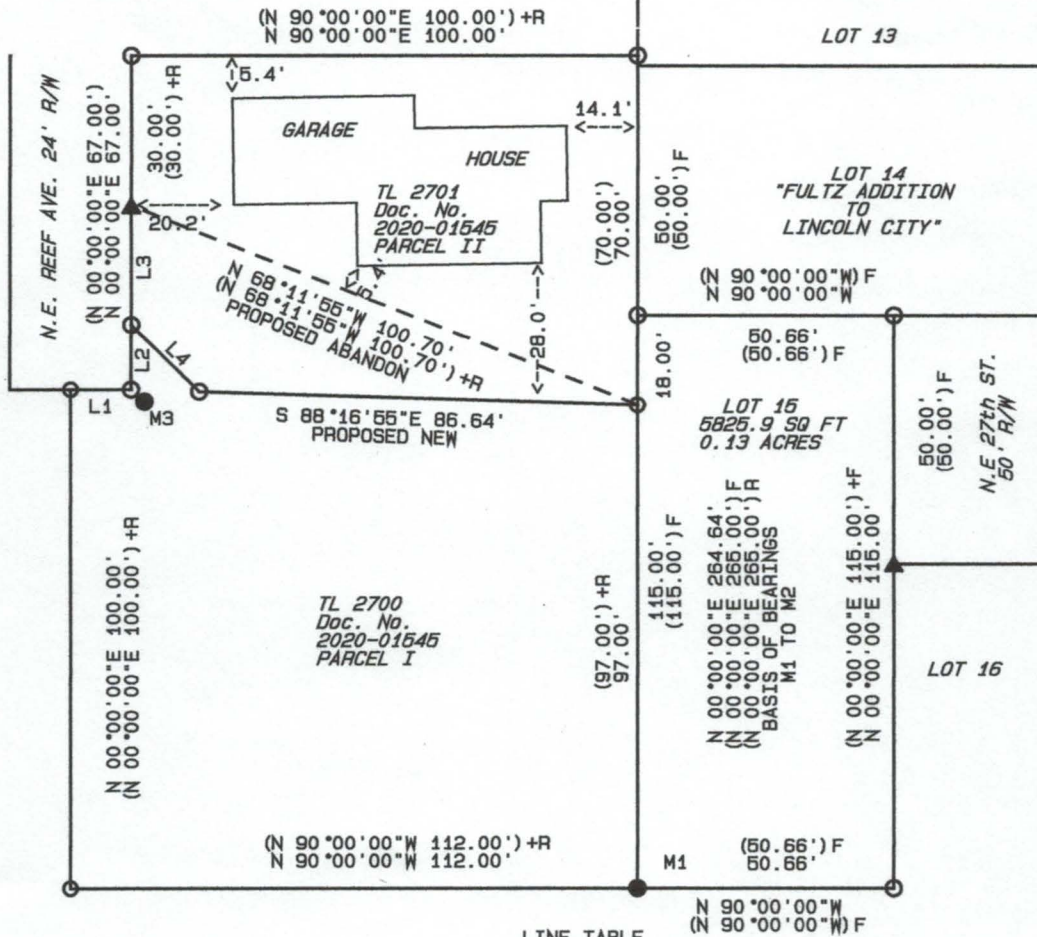
AREAS TABLE

EXISTING	PROPOSED NEW
TL 2700 12,900.0 SQ FT 0.30 ACRES	TL 2701 11,137.1 SQ FT 0.26 ACRES
5000.0 SQ FT 0.11 ACRES	6762.9 SQ FT 0.16 ACRES

MONUMENT TABLE

M1 = 5/8" I.R. OPM
M2 = 5/8" I.R. in 2" I.P. INITIAL POINT
"FULTZ ADDITION TO LINCOLN CITY"
M3 = 5/8" I.R. W/YPC MARKED "RLS 1285"
S 47°12'44"E 0.96' C.S.#13,065

APRIL 21, 2023
SCALE: 1" = 50'



LINE TABLE

L1 = N 90°00'00"E 12.00'	(N 90°00'00"E 12.00') +R
L2 = N 00°00'00"E 13.00'	(N 00°00'00"E 13.00') +R
L3 = N 00°00'00"E 24.00'	(N 00°00'00"E 24.00') +R
L2+L3 = N 00°00'00"E 37.00'	(N 00°00'00"E 37.00') +R
L4 = S 45°00'00"E 18.95'	(S 45°00'00"E 18.95') +R

LEGEND

- I.P. = IRON PIPE
- I.R. = IRON ROD
- YPC = YELLOW PLASTIC ID CAP
- OPM = ORIGINAL PLAT MONUMENT OF "FULTZ ADDITION TO LINCOLN CITY"
- ▲ = CALCULATED POINT
- = MONUMENTS FOUND AS NOTED IN MONUMENT TABLE
- = MONUMENTS TO BE SET - 5/8" x 30" I.R. W/YPC MARKED "FERGUSON P.L.S. 2279"
- C.S.xxx = REFERENCE NUMBER OF RECORD SURVEY
- (xxxx) = DATA OF RECORD DEEDS
- (xxxx)R = DATA OF RECORD SURVEY BY R.W. FAIL C.S.#9877
- (xxxx)F = DATA OF RECORD PLAT BY L.E. FULTZ "FULTZ ADDITION TO LINCOLN CITY"
- xxxx = DATA OBSERVED BY THIS SURVEY WHERE MEASURED OR CALCULATED DIFFERENT THAN RECORD & NEW DATA

PREPARED BY
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DFERGUSONSURVEYING@GMAIL

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Darius Ferguson

OREGON
JULY 16, 1987
DARIUS K. FERGUSON
2279

RENEWS 12-31-21

EXHIBIT

LEGAL DESCRIPTION ADJUSTED LINE

BEGINNING AT A POINT ON THE WEST LINE OF LOT 15, "FULTZ ADDITION", LINCOLN COUNTY PLAT RECORDS, SAID POINT BEING SOUTH 00°00'00"EAST 167.64 FEET (168.00') FROM THE NORTHWEST CORNER OF LOT 13 "FULTZ ADDITION"; THENCE NORTH 88°16'55"WEST 86.64' FEET; THENCE NORTH 45°00'00"WEST 18.95 FEET;

EXHIBIT "B"

**REVISED LEGAL DESCRIPTION
FOR
A LOT LINE ADJUSTMENT
TO TL 2700 07-11-11BB**

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON, BEING A PORTION OF THAT TRACT OF LAND AS DESCRIBED IN Doc. No. 2020-01545, LINCOLN COUNTY DEED RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 15, "FULTZ ADDITION", LINCOLN COUNTY PLAT RECORDS, SAID POINT BEING SOUTH 00°00'00"EAST 167.64 FEET (168.00') FROM THE NORTHWEST CORNER OF LOT 13 "FULTZ ADDITION"; THENCE NORTH 88°16'55"WEST 86.64' FEET; THENCE NORTH 45°00'00"WEST 18.95 FEET; THENCE SOUTH 00°00'00"WEST 13.00 FEET; THENCE NORTH 90°00'00"WEST 12.00 FEET; THENCE SOUTH 00°00'00"WEST 100.00 FEET; THENCE NORTH 90°00'00"EAST 112.00 FEET TO A 5/8 INCH IRON ROD MARKING THE SOUTHWEST CORNER OF LOT 15 "FULTZ ADDITION"; THENCE NORTH 00°00'00"EAST 97.00 FEET TO THE POINT OF BEGINNING.

CONTAINNING 11,137.1 SQ FT

EXHIBIT "A"

**REVISED LEGAL DESCRIPTION
FOR
A LOT LINE ADJUSTMENT
TO TL 2701 07-11-11BB**

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 WEST, WILLAMETTE MERIDIAN, LINCOLN COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 13, "FULTZ ADDITION", LINCOLN COUNTY PLAT RECORDS, SAID POINT BEING SOUTH 00°00'00"EAST 97.64 FEET (98.00') FROM THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 90°00'00"WEST 100.00 FEET; THENCE SOUTH 00°00'00"WEST 54.00 FEET; THENCE SOUTH 45°00'00"EAST 18.95 FEET; THENCE SOUTH 88°16'55" EAST 86.64 FEET TO THE WEST LINE OF LOT 15 "FULTZ ADDITION"; THENCE NORTH 00°00'00"EAST 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6762.9 SQ FT

EXHIBIT "A"
Legal Description

PARCEL I: TL 2700

A tract of land located in the Northwest quarter of the Northwest quarter of Section 11, Township 7 South, Range 11 West Willamette Meridian, Lincoln County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Lot 15, FULTZ ADDITION, Lincoln County, Oregon, said point being 168.00 feet South of the Northwest corner of Lot 13 in said FULTZ ADDITION; thence North 68 deg. 11' 55" West 107.70 feet; thence South 37.00 feet; thence West 12.00 feet; thence South 100.00 feet; thence East 112.00 feet to the Southwest corner of said Lot 15; thence North 97.00 feet to the point of beginning.

PARCEL II: TL 2701

A tract of land located in the Northwest quarter of the Northwest quarter of Section 11, Township 7 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon, more particularly described as follows:

Beginning at a point 98.00 feet South along the West line from the Northwest corner of Lot 13, FULTZ ADDITION, Lincoln County, Oregon; thence West 100.00 feet; thence South 30.00 feet; thence South 68 deg. 11' 55" East 107.70 feet to the West line of Lot 15 in said FULTZ ADDITION; thence North 70.00 feet to the point of beginning.

WT0158120

RECORDING REQUESTED BY

Lawyers Title Company

AND WHEN RECORDED MAIL TO:
And Send Tax Statements To:

Dan Thomas

434 W 3rd Street

Salida, CO 81201

Lincoln County, Oregon
02/12/2020 03:53:00 PM
DOC-WD

2020-01545

Cnt=1 Pgs=3 Stn=20

\$15.00 \$11.00 \$10.00 \$60.00 \$7.00

\$103.00

I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.



Dana W. Jenkins, Lincoln County Clerk



ESCROW NO.: FMN12778-AS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of ~~205,000~~ \$, and other valuable considerations, I or we,

Fannie Mae AKA Federal National Mortgage Association, organized and existing under the Laws of the United States of America who acquired title as Federal National Mortgage Association

do/does hereby convey to

Dan Thomas, a married man

the following real property situated in Lincoln County, Oregon :

MAP ID# 07-11-11-BB-02701

See exhibit "A" attached for legal description

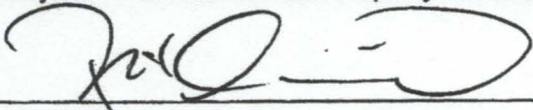
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: February 11, 2020

Grantor(s):

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association, by Lawyers Title Insurance Company as attorney in fact



BY: Robert Garcia, authorized signer

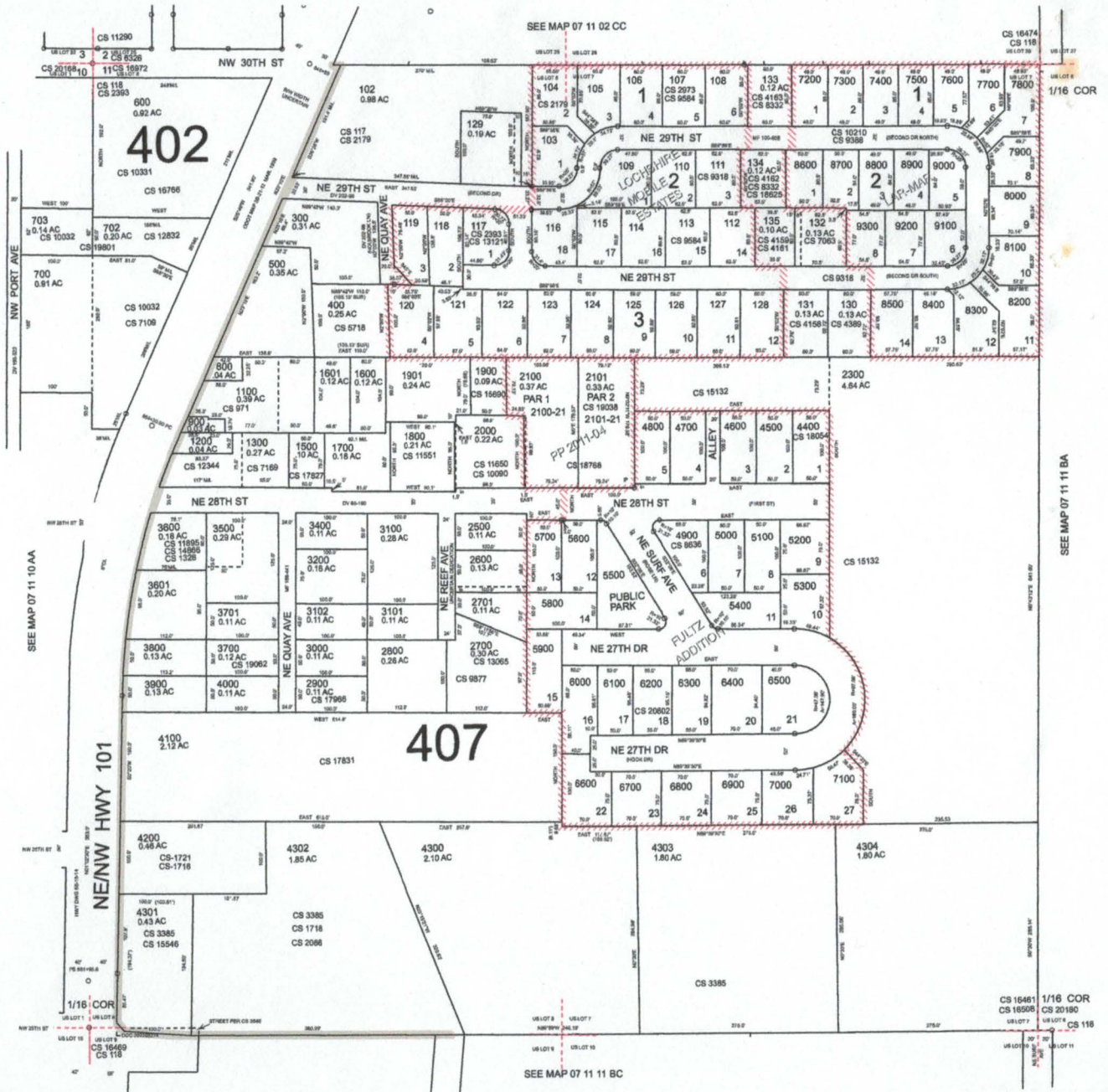
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 50 100 150 200 Feet

N.W.1/4 N.W.1/4 SEC.11 T.7S. R.11W. W.M.
LINCOLN COUNTY
1" = 100'

07 11 11 BB
LINCOLN CITY

Cancelled
100
101
200
701
1000
1400
2200
2400
3300



Revised: SEB
02/23/2023

LINCOLN CITY
07 11 11 BB