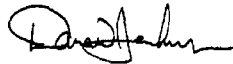



Grantor
The Morgan Family Center LLC, an Oregon limited liability company
Grantee
Lincoln City I, LLC, a California limited liability company, Red Mountain Retail Group II, LLC, an Arizona limited liability company, and University Winston I, LLC, a North Carolina limited liability company
After recording return to
Lincoln City I, LLC 1234 E. 17th Street Santa Ana, CA 92701 Attn: Transactions
Until requested, all tax statements shall be sent to
Lincoln City I, LLC 1234 E. 17th Street Santa Ana, CA 92701

Lincoln County, Oregon
07/21/2022 02:49:01 PM **2022-07151**
 DOC-WD Cnt=1 Pgs=3 Stn=12
 \$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

Reserved for Recorder's Use

SPECIAL WARRANTY DEED

The Morgan Family Center LLC, an Oregon limited liability company, ("Grantor"), does hereby GRANT, SELL, CONVEY, ASSIGN, DELIVER and SPECIALLY WARRANT to Lincoln City I, LLC, a California limited liability company, as to an undivided 1.00% interest, Red Mountain Retail Group II, LLC, an Arizona limited liability company, as to an undivided 74.00% interest, and University Winston I, LLC, a North Carolina limited liability company, as to an undivided 25.00% interest, as tenants in common (collectively, "Grantee") in the real property described in the attached Exhibit A, free of encumbrances created or suffered by the Grantor.

The true consideration for this conveyance is three million four hundred thirty-two thousand and No/00 Dollars (\$3,432,000.00). (Here comply with requirements of ORS 93.030)

Subject to:

Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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.

Executed this 24 day of July, 2022.

The Morgan Family Center LLC, an Oregon Limited Liability Company

By: Carol Cruickshank
Name: Carol Cruickshank
Its: Manager

STATE OF OREGON
COUNTY OF Clackamas

This instrument was acknowledged before me this 24th day of July, 2022 by Carol Cruickshank, as Manager of Morgan Family Center LLC, an Oregon Limited Liability Company, on behalf of the limited liability company.

Selma Jakupovic
Print Name: SELMA JAKUPOVIC
Notary Public for the State of: Oregon
My Commission Expires: 10/31/2022

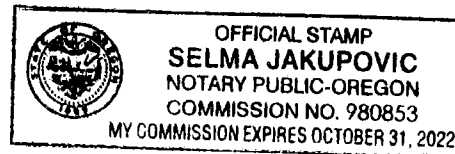


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Beginning at the Northeast corner of Lot 13, Block 4, OCEAN LAKE PLAT NO. 1, in Lincoln County, Oregon; thence Westerly along the North line of said Lot 13 and the Westerly extension thereof, a distance of 185.18 feet; thence South 0° 39' 30" West, 165 feet to a point on the South line of North 24th Street, formerly Court Street; thence South 7° 37' 30" East, 35 feet, more or less, to an intersection with the Westerly extension of the South line of Lot 10, Block 4, OCEAN LAKE PLAT NO. 1; thence Southeasterly along said line and extension thereof, 170 feet, more or less, to the Westerly line of the Oregon Coast Highway; thence Northerly along the Westerly line of said highway, 216.55 feet to the point of beginning.

TOGETHER WITH that portion of Spruce Drive (also known as Spruce Street), and Court Street that would attach thereto by Ordinance recorded June 21, 1961 in Book 216, page 589, Lincoln County Records.

TOGETHER WITH that portion of N.W. Oar Avenue adjoining that would attach thereto by Ordinance recorded June 22, 1977 in Book 76, page 596, Lincoln County Records.

PARCEL II:

Lots 6, 7, 8 and 9, Block 4, OCEAN LAKE PLAT NO. 1, in the City of Lincoln City, County of Lincoln and State of Oregon.

TOGETHER WITH that portion of vacated N.W. Oar Avenue adjoining that would attach thereto by Ordinance recorded July 18, 1977 in Book 77, page 251, Microfilm Records for Lincoln County, Oregon.

PARCEL III:

Beginning at the Southeast corner of Lot 6, Block A, of THE REPLAT OF BLOCK A, OCEAN LAKE PLAT NO. 1, in Lincoln County, Oregon; thence North 7° 37' 30" West, 120 feet, more or less, to a point in the Westerly prolongation of the South line of Lot 10, Block 4, OCEAN LAKE PLAT NO. 1; thence Easterly, on said prolonged line, 40 feet, more or less, to the West right of way line of North Oar Avenue, formerly Spruce Drive; thence Southwesterly, following said West right of way line, 100 feet, more or less, to the point of beginning.

TOGETHER WITH that portion of vacated N.W. Oar Avenue adjoining that would attach thereto by Ordinance recorded July 18, 1977 in Book 77, page 251, Microfilm Records for Lincoln County, Oregon.

APNs: 07-11-10-AD-01700; 07-11-10-AD-02400; 07-11-10-AD-02200; 07-11-10-AD-02100; 07-11-10-AD-02300; and 07-11-10-AD-00500