

RECORDING REQUESTED BY:



9755 SW Barnes Road, Ste 105  
Portland, OR 97225

AFTER RECORDING RETURN TO:

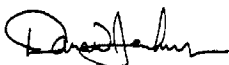

Order No.: 902102238-KH  
Hallie Development Company  
PO BOX 449  
Lincoln City, OR 97367

SEND TAX STATEMENTS TO:

Hallie Development Company  
PO BOX 449  
Lincoln City, OR 97367

APN: R183681  
1600 Block NW 25th Street (TL 8400), Lincoln City, OR 97367

Lincoln County, Oregon  
**02/07/2022 02:41:03 PM**      **2022-01342**  
DOC-WD      Cnt=1 Pgs=4 Stn=12  
\$20.00 \$11.00 \$10.00 \$60.00 \$7.00      \$108.00  
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


SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Anita J. Noteboom, Trustee of the Anita J. Noteboom Revocable Living Trust, Dated July 11, 2002, Grantor, conveys and warrants to Hallie Development Company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Lincoln, State of Oregon:

Lot 1, Block 5, NOB HILL BEACH, in the City of Lincoln City, County of Lincoln, State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS (\$118,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

WM 231798

**STATUTORY WARRANTY DEED**

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-12-12

Anita J. Noteboom Revocable Living Trust, Dated July 11, 2002

BY: Anita J. Noteboom, Trustee  
Anita J. Noteboom, Trustee

State of Pennsylvania  
County of Chester

This instrument was acknowledged before me on January 12<sup>th</sup>, 2012 by Anita J. Noteboom, Trustee of the Anita J. Noteboom Revocable Living Trust, Dated July 11, 2002.

Orlyon Britne Hill

Notary Public - State of Pennsylvania

My Commission Expires: April 30<sup>th</sup>, 2025

Commonwealth Of Pennsylvania - Notary Seal  
**Orlyon Britne Hill, Notary Public**  
Delaware County  
My Commission Expires April 30, 2025  
Commission Number 1394002

**EXHIBIT "A"**  
Exceptions

**Subject to:**

7. Regulations, levies, liens, assessments, rights of way and easements of Devils Lake Water Improvement District.

8. Subject property is either situated within the urban renewal boundaries or within the shared area of the Year 2000 Development Plan, Lincoln City, Oregon, and is subject to the terms and provisions thereof, as outlined by instrument,

Recorded: March 20, 1989

Document No.: Book 202, Page 1261, Lincoln County Records

Amended by instrument,

Recorded: December 8, 1989

Document No.: Book 211, Page 1675, Lincoln County Records

Amended by instrument,

Recorded: September 25, 2014

Document No.: 2014-08573, Lincoln County Records

Amended by instrument,

Recorded: April 23, 2015

Document No.: 2015-03700, Lincoln County Records

Amended by instrument,

Recorded: September 18, 2017

Document No.: 2017-09032, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05371, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05372, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05373, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document Nos.: 2018-05374, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05376, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No. : 2018-05380, Lincoln County Records

Amended by instrument,

Recorded: June 1, 2018

Document No.: 2018-05382, Lincoln County Records

Recorded: March 11, 2020

Document No.: 2020-02628, Lincoln County Records

Recorded: September 14, 2020

Document No.: 2020-09368, Lincoln County Records

9. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

**EXHIBIT "A"**  
Exceptions

Recording Date: March 28, 1945  
Recording No: Book 103, page 335  
Amendment(s)/Modification(s) of said covenants, conditions and restrictions  
Recording Date: December 14, 1946  
Recording No: Book 115, page 249  
Amendment(s)/Modification(s) of said covenants, conditions and restrictions  
Recording Date: August 28, 1981  
Recording No: Book 126, page 1966