

RECORDING REQUESTED BY:



255 SW Coast Highway, Suite 100
Newport, OR 97365

AFTER RECORDING RETURN TO:

Order No.: WT0206652-LMD

Chris Janigo

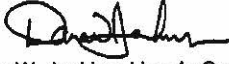

City of Newport, an Oregon municipal corporation
169 SW Coast Hwy
Newport, OR 97365

SEND TAX STATEMENTS TO:

City of Newport, an Oregon municipal corporation
169 SW Coast Hwy
Newport, OR 97365

APN: R434883

Map: 10-11-29-BD-07400

Lincoln County, Oregon	2021-01999
02/19/2021 09:21:01 AM	Doc=1 Pgs=4 Stn=10
DOC-WD	
\$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

Sheryl L. Lightner, Grantor, conveys and warrants to **City of Newport, an Oregon municipal corporation**, 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:

That part of Lots 3, 4 and 5, lying East of the Old Oregon Coast Highway, and Lots 1 and 2 and Lot 19, all in Block 35, AGATE BEACH, in Lincoln County, Oregon.

EXCEPTING any part lying within the boundaries of the Oregon Coast Highway; and

EXCEPTING ALSO any portion in the boundaries of the U.S. Spruce Production Railroad right of way.

TOGETHER WITH that portion of vacated Northeast Pacific Street and Northeast Shell World Place adjoining that would attach thereto by Ordinance No. 1884, recorded May 11, 2005, Document No. 200507071, Lincoln County Records.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FORTY-ONE THOUSAND AND NO/100 DOLLARS (\$241,000.00). (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

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STATUTORY WARRANTY DEED

(continued)

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.

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

Dated: Feb 17, 2021

Sheryl L. Lightner
Sheryl L. Lightner

State of Oregon
County of Lincoln

This instrument was acknowledged before me on Feb 17, 2021 by Sheryl L. Lightner .

Amanda Gayle Maddox
Notary Public - State of Oregon

My Commission Expires: Aug 26, 2024

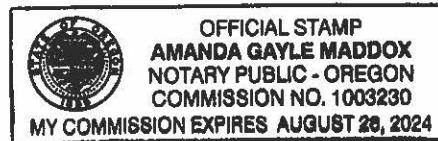


EXHIBIT "A"
Exceptions

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as roads and highways.

Reservations contained in deed, including the terms and provisions thereof,

Recording Date: March 18, 1914
Recording No.: Book 31, page 130
Affects: Lots 1, 2 and 19, Block 35, with other property

And by instrument, including the terms and provisions thereof,

Recording Date: April 7, 1914
Recording No: Book 31, page 218
Affects: Lots 4, Block 35, with other property

Easements for public utilities in vacated street areas if any such exist.

Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: May 11, 2005
Recording No: 200507071

Easement for utilities and pedestrian and bicycle access, including the terms and provisions thereof,

Recording Date: May 26, 2005
Recording No.: 200507949
Between: Robert Saxon and Donna Saxon
And: City of Newport

The City of Newport hereby accepts and approves the conveyance herein:

 02-10-21

Spencer Nebel, City Manager date



Certification of Charges Paid
[Oregon Revised Statutes (ORS) 311.411]

Certification #

All charges have been paid for the real property that is the subject of conveyance between:

Grantor

LIGHTNER SHERYL L

Grantee

CITY OF NEWPORT

Signed on (date)

FEB 17, 2021

and for consideration of

\$ 241,000.00

Assessor's signature

JOE DAVIDSON by MWM

Date

02-19-21

10-11-29 BD 7400

R434883

X Jayne Welch
TAX OFFICE



**STATEMENT OF ESCROW AGENT
ACTING AS QUALIFIED SUBSTITUTE**

Escrow No.: WT0206652-LMD
Escrow Agent: Western Title & Escrow Company
Buyer(s): City of Newport, an Oregon municipal corporation
Seller(s): Sheryl L. Lightner
Property: No site address, Newport, OR 97365

The undersigned states under penalties of perjury that:

1. The above named ESCROW AGENT is the escrow agent that is responsible for closing the above referenced transaction.
2. I am an escrow officer employed by ESCROW AGENT, and I am authorized to sign this Statement.
3. Of all of the above named sellers, each of the following named sellers has furnished to ESCROW AGENT a completed, signed Certification of Non-Foreign Status, as provided for in the Foreign Investment in Real Property Tax Act, Internal Revenue Code Section 1445 and its related regulations:

Sheryl L. Lightner

Any seller not named in this paragraph has not furnished a Certification of Non-Foreign Status.

4. ESCROW AGENT will retain electronically a copy of each Certification of Non-Foreign Status for a period of six (6) years from the closing date.
5. ESCROW AGENT will provide a copy of Seller's Certification of Non-Foreign Status to the Internal Revenue Service if requested by Buyer or by the IRS.
6. ESCROW AGENT makes no representations regarding Buyer's obligations under Internal Revenue Code Section 1445.
7. ESCROW AGENT makes no representations regarding the truth or validity of the statements on any Seller's Certification of Non-Foreign Status.
8. ESCROW AGENT has caused a copy of this statement to be delivered to all of the sellers and buyers in this transaction.

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

Luci M. Diaz, Escrow Officer

February 1, 2021

Date



255 SW Coast Highway, Suite 100
Newport, OR 97365
Phone: (541)265-2288 / Fax: (541)265-9570

City of Newport, an Oregon municipal corporation
169 SW Coast Hwy
Newport, OR 97365

Date: February 19, 2021
Escrow No.: WT0206652-LMD
Buyer(s): City of Newport, an Oregon municipal corporation
Seller(s): Sheryl L. Lightner
Property: No site address
Newport, OR 97365

Chris Janigo:

The closing of the sale of the property involved in the above escrow has been completed with the recording of the appropriate documents. We enclose the following:

- Refund Check No. 568026715 in the amount of \$5.00
- Final Settlement Statement **Please keep this document for tax purposes*
- Original Recorded Deed
- Statement of Qualified Substitute

Any policy of title insurance to which you may be entitled will be forwarded to you in the near future.

We appreciate having this opportunity to be of service to you and hope you will again choose Western Title & Escrow Company as your Escrow Agent and Title Insurer for any future sales or purchases.

Sincerely,

Heather Sogood
Escrow Assistant
Heather.Sogood@westerntitle.com

Enclosure(s)



Western Title & Escrow Company

255 SW Coast Highway, Suite 100, Newport, OR 97365

Phone: (541)265-2288 | Fax: (541)265-9570

FINAL BUYER'S STATEMENT

Settlement Date: February 19, 2021

Escrow Number: WT0206652

Disbursement Date: February 19, 2021

Escrow Officer: Luci M. Diaz

Email: luci.diaz@westerntitle.com

Buyer: City of Newport, an Oregon municipal corporation

169 SW Coast Hwy

Newport, OR 97365

Seller: Sheryl L. Lightner

1920 NW Sunset Dr.

Toledo, OR 97391

Property: No site address

Newport, OR 97365

Tax/Map ID(s): 10-11-29-BD-07400 APN/Parcel ID(s): R434883

Lender:

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property			241,000.00		
Deposit or earnest money					10,000.00
Buyer's funds to close					232,875.68
PRORATIONS/ADJUSTMENTS					
County Taxes at \$3,432.04	02/19/21 to 07/01/21 (\$3,432.04 / 365 X 132 days)		1,241.18		
TITLE & ESCROW CHARGES					
Title - Escrow Fee	Western Title & Escrow Company		516.50		
Title - Recording Service Fee to Simplifile	Western Title & Escrow Company		5.00		
GOVERNMENT CHARGES					
Recording Fees	County Recorder		108.00		
Subtotals			242,870.68		242,875.68
Balance Due TO Buyer			5.00		
TOTALS			242,875.68		242,875.68

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Western Title & Escrow Company
Settlement Agent

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY
WESTERN TITLE & ESCROW COMPANY



Western Title & Escrow Company, Settlement Agent

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES