



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

Certificate of Water Right Ownership Update

NOTICE TO SELLERS & BUYERS:

By law, all water belongs to the public (ORS 537.110). In almost every instance, a permit or water right certificate from the Water Resources Department is needed before using, diverting or storing water (ORS 537.130). However, most domestic wells do not require water rights. A certificate of water right stays with the land. In order to keep track of water right ownership, the Department requests that this form be submitted to the Department. **If for multiple rights, a separate form for each right will be required.**

Water that has been used for a long time in one place or that involves a water structure (like a dam) that already exists is no guarantee that there is a water right which would allow the water use to continue.

If you have any questions about this form or water right requirements, please contact your local watermaster or call the Water Resources Department at 503-986-0900.

Note: Please type or print legibly when filling in the following information. Use additional paper if necessary.

PROPERTY SELLER INFORMATION

Applicant(s): Wilbur & Agness Day dba Roads End Water System
First Last
 Mailing Address: PO Box 244 (last known address)
Neotsu Oregon 97364
City State Zip
 Phone: N/A N/A N/A
Home Work Other

PROPERTY BUYER INFORMATION

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Applicant(s): City of Lincoln City
First Last
 Mailing Address: PO Box 50
Lincoln City Oregon 97367
City State Zip
 Phone: 541-996-2151
Home Work Other

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SALEM, OR

PROPERTY DESCRIPTION (attach additional pages if necessary):

County: Lincoln Township: 6 S Range: 11 W Section: 35
 Tax Lot Number(s): 7 (NW 1/4, NW 1/4)

Street address of water right property: _____

Water Right Information (attach copy of water right permit or certificate & final proof map):

Application #: R-27649 Permit #: R-1431 Certificate or Page #: 28891

Will all the lands associated with this water right be owned by the buyer? Yes No

Name of individual completing this form: Lani Hankins Phone: 541-996-1282

Signature: Lani Hankins Date: 11-19-2014

Please be sure to attach a copy of your property deed or legal description of the property.

STATE OF OREGON
 COUNTY OF LINCOLN
 CERTIFICATE OF WATER RIGHT

This Is to Certify, That W. H. & AGNES DAY
 of P. O. Box 150, Wecoma Beach, State of Oregon, has made proof
 to the satisfaction of the STATE ENGINEER of Oregon, of a right to store the waters of
 Morgan Spring, appropriated under Application No. 27650, Permit No. 21779

for the purpose of
 domestic use
 under Reservoir Permit No. R-1131 of the State Engineer, and that said right to store said
 waters has been perfected in accordance with the laws of Oregon; that the priority of the right
 hereby confirmed dates from September 15, 1952

that the amount of water entitled to be stored each year under such right, for the purposes afore-
 said, shall not exceed 25,000 gallons

The reservoir is located in Lot 7 (NW $\frac{1}{4}$ NW $\frac{1}{4}$), Section 35, T. 6 S., R. 11 W., W.H.

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WITNESS the signature of the State Engineer, affixed
 this date. SEPTEMBER 15 1961

LEWIS A. STANLEY
 State Engineer

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After recording return to:
City of Lincoln City, Oregon
City Hall, 801 SW Hwy 101, P.O. Box
50
Lincoln City, OR 97367

Until a change is requested all tax
statements shall be sent to the
following address:
City of Lincoln City, Oregon
City Hall, 801 SW Hwy 101, P.O. Box
50
Lincoln City, OR 97367

File No.: 7111-2097281 (bw)
Date: May 28, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

READ AND APPROVED

DATE 5-28-13

BY [Signature]

STATUTORY SPECIAL WARRANTY DEED

ANB Venture, LLC, a Delaware limited liability company, Grantor, conveys and specially warrants to City of Lincoln City, Oregon, an Oregon Municipal Corporation, Grantee, the following described real property free of liens and encumbrances created or suffered by the Grantor, except as specifically set forth herein:

This property is free from liens and encumbrances, EXCEPT:

1. 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.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

The true consideration for this conveyance is **\$2,500,000.00**. (Here comply with requirements of ORS 93.030)

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APN:

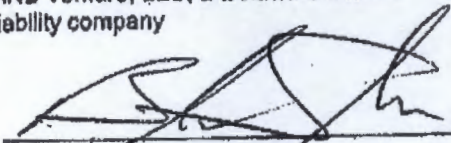
Statutory Special Warranty Deed
- continued

File No.: 7111-2097281 (bw)
Date: 05/28/2013

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.


Dated this 28th day of May, 2013.

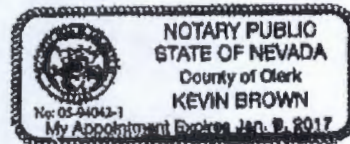
ANB Venture, LLC, a Delaware limited liability company


By: Brandon Snyder, COO

STATE OF Nevada)
) ss.
County of Clark)

This instrument was acknowledged before me on this 28th day of May, 2013 by Brandon Snyder as COO of ANB Venture, LLC, on behalf of the limited liability company.


Notary Public for Nevada
My commission expires:





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CITY ACCEPTANCE OF DEED
(ORS 93.808)

Pursuant to ORS 93.808 and Lincoln City Municipal Code Section 4.04, the City of Lincoln City, by and through the City Manager, Accepts the forgoing Special Statutory Warranty Deed between ANB Venture, LLC and the City of Lincoln City.

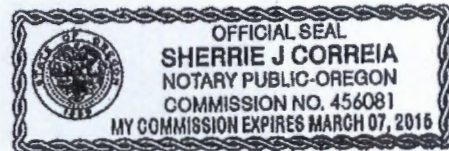
CITY OF LINCOLN CITY, Grantee

By: [Signature]
City Manager
City of Lincoln City, Oregon

STATE OF OREGON)
Lincoln County) ss. May 29, 2013

The foregoing instrument was acknowledged before me this 29 day of May 2013,
by David A. Hawken as City Manager for the City of Lincoln City.

[Signature]
Notary Public for Oregon
My commission expires: March 7, 2015



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APN:

Statutory Special Warranty Deed
- continuedFile No.: 7111-2097281 (bw)
Date: 05/28/2013**EXHIBIT A****LEGAL DESCRIPTION:** Real property in the County of Lincoln, State of Oregon, described as follows:**PARCEL I:****Those portions of Sections 34 and 35, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, described as follows:****Beginning at the Southwest corner of Lot 76, FIRST ADDITION TO ROADS END; thence East, 944 feet to the East line of U.S. Lot 24 in Section 35; thence South on said East line, 250 feet, more or less, to a point that is 3016.16 feet South and 660 feet East of the corner common to Sections 26, 27, 34 and 35; thence South 83°19'-1/2' West, 840 feet, more or less, to the East right of way line of Logan Road; thence Northwesterly, along said road, 310 feet, more or less, to the point of beginning;****EXCEPT therefrom road right of way excepted in Deed from Cora Samuels et vir to I.E. Stevens, et ux, recorded July 20, 1937 in Book 76, Page 69, Deed Records.****EXCEPT right of way described in Deed to Lincoln County, Oregon, recorded October 30, 1964 in Book 249, Page 329 and 331, Deed Records;****AND EXCEPT tract conveyed to Charles A. Parks et ux by deed recorded October 8, 1976 in Volume 69, Page 44, Film Records.****PARCEL II:****U.S. Lots 26, 27, 28, 29, and 30, Section 26 and U.S. Lots 4, 5, 6 and the North 1/2 of Lots 11 and 12, Section 35, all in Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon.****EXCEPT any portion of U.S. Lot 26 falling in tract conveyed to State of Oregon by Deed recorded March 26, 1932 in Book 64, Page 290, Deed Records.****AND EXCEPTING any portion falling in plat of SAL-LA-SEA.****FURTHER EXCEPTING any portion falling in the plat of Rock Creek Village****PARCEL III:****U.S. Government Lots 7, 10, 11, 12 and 13 in Section 35, Township 6 South, Range 11 West, Willamette Meridian, Lincoln County, Oregon;****EXCEPTING THEREFROM the North 1/2 of U.S. Government Lots 11 and 12 in said Section 35;**

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FURTHER EXCEPTING THEREFROM all that portion of said government Lots which have been previously platted within the boundary of SAL-LA-SEA Subdivision as Recorded in Book 9, Page 58, Town Plats for Lincoln County, Oregon;

AND FURTHER EXCEPTING THEREFROM the following, to-wit: Beginning at a point which bears South 664.80 feet and East, 679.63 feet from the Northwest corner of Section 35, Township 6 South, Range 11 West, Willamette Meridian; thence North 0°01'30" West 131.79 feet; thence North 89°59'30" East, 115.49 feet; thence South 0°01'30" East, 60 feet; thence South 58°06'39" West, 135.98 feet to the point of beginning, all in Lincoln County, Oregon;

AND FURTHER EXCEPTING THEREFROM that portion lying within the boundaries of the following described tract of land, to-wit: Beginning at a point which is 248.27 feet South and 675.95 feet East of the Northwest corner of Section 35, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon; running thence North 88°41' East, 396 feet; thence North 1°19' West, 330 feet; thence South 88°41' West, 396 feet; thence South 1°19' East, 330 feet to the point of beginning;

ALSO EXCEPTING therefrom roads and rights of way.

ALSO EXCEPTING therefrom any portion falling within the plat of Rock Creek Village.

PARCEL IV:

U.S. Government Lots 1 and 2, in Section 35 and U.S. Government Lots 7 and 8 in Section 36, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon together with a strip of land described as follows:

Beginning at the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 36; running thence West, 33 feet; thence South 16.5 feet; thence East at a distance of 16.5 feet from and parallel to the South line of the North 1/2 of the Northwest 1/4 of said Section 36 to the West line of Highway 101; thence North along the West line of said highway to the South line of the North 1/2 of the Northwest 1/4 of said Section 36; thence West of the point of beginning.

TOGETHER WITH and subject to an Easement for driveway, to be used jointly with others over the following described tract of land, said Easement to be a 30 foot driveway, 15 feet on each side of the following described centerline, to-wit:

Beginning at a point 15 feet East of the Northwest corner of Lot 9, Section 36, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon; thence South, parallel with and 15 feet distance from the West line of said Lot 9, a distance of 735 feet; thence East 127 feet; thence South 64°14' East, 84 feet; thence North 59°24' East, 175 feet; thence North 74°56' East, 100 feet; thence South 64°44' East, 125 feet; thence North 49°01' East, 500 feet; thence North 84°00' East, 170.5 feet; thence North 62°0' East, 101 feet; thence North 88°00' East, 51 feet; thence South 72°00' East, 101 feet; thence South 47°00' East, 101 feet; thence South 9°00' East, 101 feet; thence South 1° West, 101 feet; thence

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South 16°30' West, 64 feet; thence North 89°00' East 483.7 feet; thence North 71°00' East, 208.7 feet to the West Boundary of the Oregon Coast Highway.

EXCEPTING from said U.S. Government Lot 1, the following described Parcel: Beginning at the Southeast corner of U.S. Government Lot 1 and running thence Northerly along the East line of said Lot 1 a distance of 104 feet; thence Westerly and parallel to the South line of said Lot 1, a distance of 104 feet; thence in a Southerly direction and parallel to the East line of said Lot, a distance of 104 feet, more or less, to the South line of said Lot 1; thence East 104 feet along the South line of said Lot 1 to the point of beginning.

FURTHER EXCEPTING from said Lot 1 and said Lot 8, the following described Parcel: A tract of land located in Sections 35 and 36, Township 6 South, Range 11 West, Willamette Meridian in Lincoln County, Oregon, more particularly described as follows: Beginning at the Northwest corner of said Section 36; thence Southerly along the West line of said Section 955.33 feet; thence South 42°30' West 54.46 feet to a 5/8 inch iron rod at the most Westerly corner of the subject parcel and the true point of beginning; thence South 38°30' East 220 feet to a 5/8 inch iron rod at the most Southerly corner of subject parcel; thence North 42°30' East 396 feet to a 5/8 inch iron rod at the most Easterly corner of the subject parcel; thence North 38°30' West 220 feet to a 5/8 inch iron rod at the most Northerly corner of the subject parcel; thence South 42°30' West 396 feet to the true point of beginning.

PARCEL V:

U.S. Lot 3 in Section 35, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon.

EXCEPTING THEREFROM any portion lying within the plat of Rock Creek Village

PARCEL VI:

That portion of Lot 9, in Section 36, Township 6 South Range 11 West, Willamette Meridian, in Lincoln County, Oregon, described as follows: Beginning at the Northwest corner of Lot 9; thence East on the North line of said lot, 30 feet to the Northwest corner of the tract conveyed to Henry J. Lowry, Jr., by Deed recorded February 20, 1951 in Book 143, Page 450, deed Records; thence South on the West line of said Lowry tract, 735 feet; thence West to the West line of Lot 9; thence North on said West line to the point of beginning.

PARCEL VII:



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Beginning at a point where the West line of the Oregon Coast Highway 101 crosses the North line of U.S. Lot 11, Section 36, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon; thence West along the North line of U.S. Lot 11 and 10, 11.5 chains to the Northwest corner of the Mann tract, Recorded in Book 49, Page 617, Deed Records and the true point of beginning; thence West 315 feet to the Northeast corner of the tract conveyed to Henry J. Lowry, Jr., by Deed recorded February 20, 1951 in Book 143, Page 450, Deed Records; thence South 369.2 feet to the North line of the easement road; thence following the North line of the existing easement road Easterly to the East line of U.S. Lot 10; thence South on said East line of U.S. Lot 10, to the Southerly right of way of said easement road; thence Easterly, along the said Southerly right of way line, to a point that is in the extended West line of the tract conveyed to Robert C. Shinkle by Deed Recorded October 10, 1945 in Book 107, Page 13, Deed Records, when said West line is extended Northerly; thence South on said extended line to the Northwest corner of said Shinkle tract, which point is 400 feet North of the South line of U.S. Lot 11; thence East, 616 feet, along the North line of the Shinkle Tract, to the West line of Oregon Coast Highway No. 101; thence Northwesterly along the West boundary line of the Oregon Coast Highway No. 101 to the Southeast corner of the Oscar A. Williams tract, Recorded in Book 129, Page 212, Deed Records; thence South 71°19' West 208.07 feet; thence North 17°40' West, 241.7 feet along the West line of the Williams tract; thence North 193 feet along the West line of the William L. Quincy tract, as recorded in Book 116, Page 217, Deed Records; thence continuing North 2.60 chains, along the West line of the Mann tract, as recorded in Book 49, Page 617, Deed Records; thence West 9.34 chains to the most Westerly Southwest corner of the Mann tract; thence North .25 chains to the North line of U.S. Lot 10, and the true point of beginning.

PARCEL VIII:

A non-exclusive easement over those portions of the easement described in Instrument recorded March 5, 1965 in Book 252, Page 495, Deed Records, lying within U.S. Lots 9 and 10, in Section 36, Township 6 South, Range 11 West, Willamette Meridian, in Lincoln County, Oregon, and as described as Crossing Parcel 1 of Deed to Robert C. Abernathy, et ux, recorded May 10, 1971 in Volume 25, Page 740, Film Records and as reserved in Contract to Robert C. Abernathy, et ux, Recorded January 30, 1970 in Volume 17, Page 11, Film Records.

PARCEL IX:

PLAT OF ROCK CREEK VILLAGE, in Lincoln County, Oregon.

EXCEPTING THEREFROM Lots 1, 5, 6, 7, 8 and 9.

FURTHER EXCEPTING THEREFROM Tracts 1 and 2 (Deed out to Northwest Ventures, LLC 05/04/12 #2012-04261)

FURTHER EXCEPTING THEREFROM that portion lying within MAPLEWOOD, a replat of Lot 2, Rock Creek Village.

FURTHER EXCEPTING THEREFROM that portion lying within FERNWOOD, a Replat of Lots 3 and 4, Rock Creek Village.

APN:

Statutory Special Warranty Deed
- continued

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PARCEL X:

Intentionally deleted – Deed out to Northwest Ventures, LLC 05/04/12 #2012-04261

PARCEL XI:

**PLAT OF FERNWOOD, a Replat of Lots 3 and 4, Rock Creek Village, in Lincoln County,
Oregon.**

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