

SB079103DS-36

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2005-62433



\$36.00

00398218200500624330020026

09/16/2005 12:02:21 PM

D-D Cnt=1 Str=2 SUEBO
\$10.00 \$11.00 \$10.00 \$5.00

WARRANTY DEED

2

After Recording return to:

Unless a change is requested,
all tax statements shall be sent to:

Renaissance Development Corporation
6177 Boones Ferry Rd.
Lake Oswego, OR 97035

Renaissance Development Corporation
6177 Boones Ferry Rd.
Lake Oswego, OR 97035

WEST BEND PROPERTY COMPANY LLC, an Oregon Limited Liability Company, Grantor, hereby grant,
bargain, sell, warrant and convey to:

Renaissance Development Corporation

as Grantee and grantee's heirs, successors and assigns the following real property free and clear of encumbrances
except as specifically set forth herein in the County of Deschutes and State of Oregon, to wit:

**LOTS 361, 362, 363, 364, 367, 368, 369, and 370 PHASE 8 of the Official Plat of NORTHWEST
CROSSING PHASE 8, CITY OF BEND, DESCHUTES COUNTY, OREGON.**

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and
those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and
parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the
above described encumbrances. Additionally, if Grantee has not begun construction of The Project on the property
within 12 months from the date of the recording of this instrument, the Grantor has the right to buy back the
property for the price consideration listed plus the prime rate of interest as determined by the Federal Reserve and
published in The Wall Street Journal at the time the Grantor elects to exercise the buy back. See attached
Exhibit A for applicable list of commercial use restrictions for THE PROPERTY.

The true and actual consideration for this conveyance is \$1,625,000.00

THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR
FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 14th day of SEPTEMBER, 2005.

WEST BEND PROPERTY COMPANY, LLC

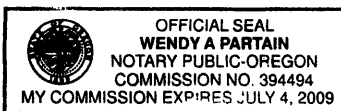
By: [Signature]
Kirk E. Schueler, President of Brooks Resources
Corporation MEMBER

[Signature]
Michael J. Tennant MEMBER

STATE OF OREGON)
)ss
COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me by Kirk E. Schueler and Michael J Tennant as
Members of WEST BEND PROPERTY COMPANY, LLC this 14th day of SEPTEMBER 2005.

[Signature]
Notary Public for Oregon



After recording, return to
Amerititle
15 OREGON AVENUE, BEND

EXHIBIT A

Live/Work Townhome Use Restrictions

The following list of commercial use restrictions will be included on the deed(s) for the NorthWest Crossing Phase 8 Residential Mixed-Use lots to be developed into live/work townhomes:

1. Churches, schools or political organizations, except for small daycare operations and temporary political campaign operations.
 2. Real Estate sales office.
 3. Body piercing or tattooing services.
 4. Kennels or other animal care facilities.
 5. Storage or refining of hazardous materials and petroleum or other products.
 6. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks or recreation vehicles.
 7. Any business that is primarily sexually-oriented, such as a business offering nude, or semi nude entertainment, escort service, adult theater, adult bookstore or similar businesses.
 8. Any business or activity which is contrary to any City of Bend or Deschutes County ordinance then in effect.
 9. Commercial uses may only occupy the "work" portion of the live/work townhome. No commercial uses are allowed within the residential area of the townhome.
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