

Yamhill County Parcel Information



Parcel Information

Parcel #:	R330601100
Account:	68063
Related:	
Site Address:	11711 NE Highway 240 , OR 97148
Owner:	Jackson Family Wines Inc
Owner2:	
Owner Address:	421 Aviation Blvd Santa Rosa, CA 95403
Phone:	
Twn/Range/Section:	T: 03S R: 03W S: 06 Q:
Parcel Size:	86.45 Acres (3,765,762 SF)
Plat/Subdivision:	
Lot:	
Block:	
Map Page/Grid:	711-H2
Census Tract/Block:	030400/2090
Waterfront:	

Assessment Information

Market Value Land:	\$422,137
Market Value Impr:	\$90,791
Market Value Total:	\$512,928
Assessed Value:	\$96,497

Tax Information

Levy Code Area:	16.2
Levy Rate:	11.983
Tax Year:	2017
Annual Tax:	\$20.09
Exemption Description:	

Legal

POTENTIAL ADDITIONAL TAX LIABILITY 86.45 ACRES IN SEC 06 T3S R3W

Land

Cnty Land Use:	551 - Farm - Exclusive Farm Use (EFU) - Improved (typical of class)	Cnty Bldg Use:	650 - Manufacturing
Land Use Std:	AFAR - FARMS AND CROPS	Zoning:	EF-80 - Exclusive Farm Use
Neighborhood:	RL33	Recreation:	-
Watershed:	North Yamhill River	School District:	29J

Improvement

Year Built:	0	Attic Fin/Unfin:	0 / 0 SF	Foundation:	
Bedrooms:	0	Bathrooms:	0.00	Roof Covering:	
Bldg Fin:	0 SF	Bsmt Fin/Unfin:	0 / 0 SF	Garage:	0 SF
1st Floor:	0 SF	2nd Floor:	0 SF	Ext Walls:	
A/C:	No	FirePlace:	0	Heat Type:	

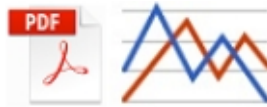
Transfer Information

Rec. Date:	05/08/14	Sale Price:	\$775,000	Doc Num:	0000005197	Doc Type:	Warranty Deed
Orig Loan Amt:							
Loan Type:		Finance Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Property Account Summary

7/18/2018



Click image above for more information

Account Number	640423	Property Address	11711 NE HIGHWAY 240 , , OR
----------------	--------	------------------	-----------------------------

General Information

Alternate Property #	R3306 01100
Property Description	Township 3S Range 3W Section 06 TaxLot 01100
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	29.5
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	13.5920

Property Characteristics

Neighborhood	RL33
Land Class Category	551 Farm EFU Receiving FUV/imp
Acres	86.4500
Change Property Ratio	Farm

Related Properties

68063 is Split Code this property

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Assessed Value AVR	\$114,450	\$94,694	\$94,634	\$94,575	\$94,650
Exempt Value EAR					
Taxable Value TVR	\$114,450	\$94,694	\$94,634	\$94,575	\$94,650
Real Market Land MKLTL	\$303,169	\$288,732	\$262,484	\$254,839	\$390,069
Real Market Buildings MKITL	\$110,488	\$90,791	\$90,791	\$90,791	\$90,791
Real Market Total MKTTL	\$413,657	\$379,523	\$353,275	\$345,630	\$480,860
M5 Market Land MKLND					
M5 Limit SAV M5SAV	\$12,063	\$10,998	\$10,052	\$8,751	\$8,698
M5 Market Buildings MKIMP	\$110,488	\$90,791	\$90,791	\$90,791	\$90,791
M50 MAV MAVMK	\$1,165,314	\$1,165,314	\$1,165,314	\$1,165,314	\$1,165,314
Assessed Value Exception					

Market Value Exception					
SA Land (MAVUSe Portion) SAVL	\$3,962	\$3,903	\$3,843	\$3,784	\$3,859

Active Exemptions

No Exemptions Found

Events

Effective Date	Entry Date-Time	Type	Remarks
No Events Found			

Tax Balance

[Installments Payable/Paid for Tax Year\(Enter 4-digit Year, then Click-Here\):](#)

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/17/2017 11:27:00	990762	\$1,555.60	\$1,555.60	\$1,508.93	\$0.00
11/15/2016 00:00:00	408331	\$1,301.54	\$1,301.54	\$1,262.51	
11/15/2015 00:00:00	739622	\$1,295.87	\$1,295.87	\$1,256.99	
11/15/2014 00:00:00	897924	\$1,229.52	\$1,229.52	\$1,192.64	
05/12/2014 00:00:00	773289	\$1,272.57	\$1,272.57	\$1,272.57	
05/15/2013 00:00:00	749455	\$1,260.92	\$1,260.92	\$1,260.92	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/08/2014	05/08/2014	2014-05197	\$775,000.00	162213		M	No
03/12/2014	03/12/2014	2014-02729	\$0.00	161572		M	No
09/15/2004	09/15/2004	2004-19002	\$0.00	121508		M	No
10/17/2001	10/17/2001	2001-18301	\$260,000.00	107063		M	No
10/04/1996	10/04/1996	1996-16317	\$260,000.00	84098		M	No
10/04/1996	10/04/1996	1996-16316	\$0.00	84096		M	No
05/03/1994	05/03/1994	1994-07075	\$0.00	70209		X	No
05/03/1994	05/03/1994	1994-07074	\$0.00	70208		X	No
05/03/1994	05/03/1994	1994-07073	\$0.00	70207		X	No
05/03/1994	05/03/1994	1994-07072	\$0.00	70206		X	No
05/03/1994	05/03/1994	1994-07071	\$0.00	70205		X	No
05/03/1994	05/03/1994	1994-07070	\$0.00	70204		X	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

RECORDED AT THE REQUEST OF AND
AFTER RECORDING RETURN TO:

Stoel Rives LLP
Attention: Eugene A. Frassetto
900 SW Fifth Avenue, Ste. 2600
Portland, OR 97204

UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE SENT TO:
Jackson Family Wines, Inc.
421 Aviation Blvd
Santa Rosa, CA 95403
Attn.: _____

Property tax account No.: R3306 01100 and R3307 00200

Yamhill County Official Records		201405197
DMR-DDMR		05/08/2014 11:23:54 AM
Stn=4 MILLSA		
3Pgs \$15.00 \$11.00 \$5.00 \$20.00		\$51.00
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

**STATUTORY WARRANTY DEED
AND CONVEYANCE**

VINCENT CANTWELL (“Grantor”) hereby conveys and warrants to **JACKSON FAMILY WINES, INC.**, a Delaware corporation (“Grantee”) the property described in Exhibit A, free of encumbrances, except as described on the attached Exhibit A.

Pursuant to ORS 93.030, the true consideration for the real estate conveyed herein is \$775,000.00.

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.

NO MORE TEXT THIS PAGE - SIGNATURE NEXT PAGE

FIRST AMERICAN TITLE 2229027

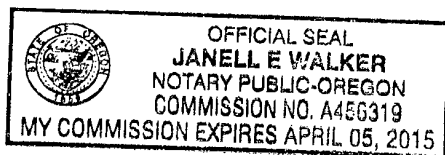
IN WITNESS WHEREOF, the undersigned Grantor has executed this Statutory Warranty Deed and Conveyance on this 2nd day of May, 2014.

GRANTOR:

VINCENT CANTWELL
Printed Name: VINCENT CANTWELL

STATE OF OREGON)
County of Yamhill) ss.

This instrument was acknowledged before me on this 2nd day of May, 2014 by VINCENT CANTWELL.



Janelle Walker
Notary Public for Oregon
My Commission Expires: 4-5-15

**EXHIBIT A
TO
STATUTORY WARRANTY DEED
AND CONVEYANCE**

That certain real property in Yamhill County, Oregon, more particularly described below, and all the improvements located thereon, and all rights and appurtenances, water rights, if any, appurtenant thereto and all mineral rights thereon and thereunder (the "Real Property"), together with all of the property and interests described as Personal Property, Records, Warranties and Rights to Water as defined in that certain Owner's Sale Agreement And Earnest Money Receipt, dated March 25, 2014 (as amended to date) between Grantor, as seller, and Grantee, as successor to the original purchaser, relating to the Real Property:

Parcel 1 of Partition Plat No. 95-35, recorded May 25, 1995 in Film Volume 4, Page 102, Plat Records, Yamhill County, Oregon.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Easement and restrictions recorded May 12, 1989 in Film Volume 232, Page 266 for wooded area and roadway, and re-recorded March 05, 1990 in Film Volume 241, Page 645, and amendment thereto recorded December 03, 1996 as Instrument No. 199619698.
4. Easement recorded May 12, 1989 in Film Volume 232, Page 0273 for ingress and egress, and re-recorded March 05, 1990 in Film Volume 241, Page 638; provided that Grantor warrants that no unpaid amounts are accrued against or owed by Grantor under said easement for any work done on or before the recording date of this deed.
5. Easement recorded December 30, 1998 as Instrument No. 199825765 in favor of Portland General Electric Company ("PGE") for two electric anchors, and one unrecorded 3-foot wide easement extending 6-feet northeast into the subject property in favor of PGE pursuant to instrument dated August 3, 2006, for an additional anchor at PGE pole 978.

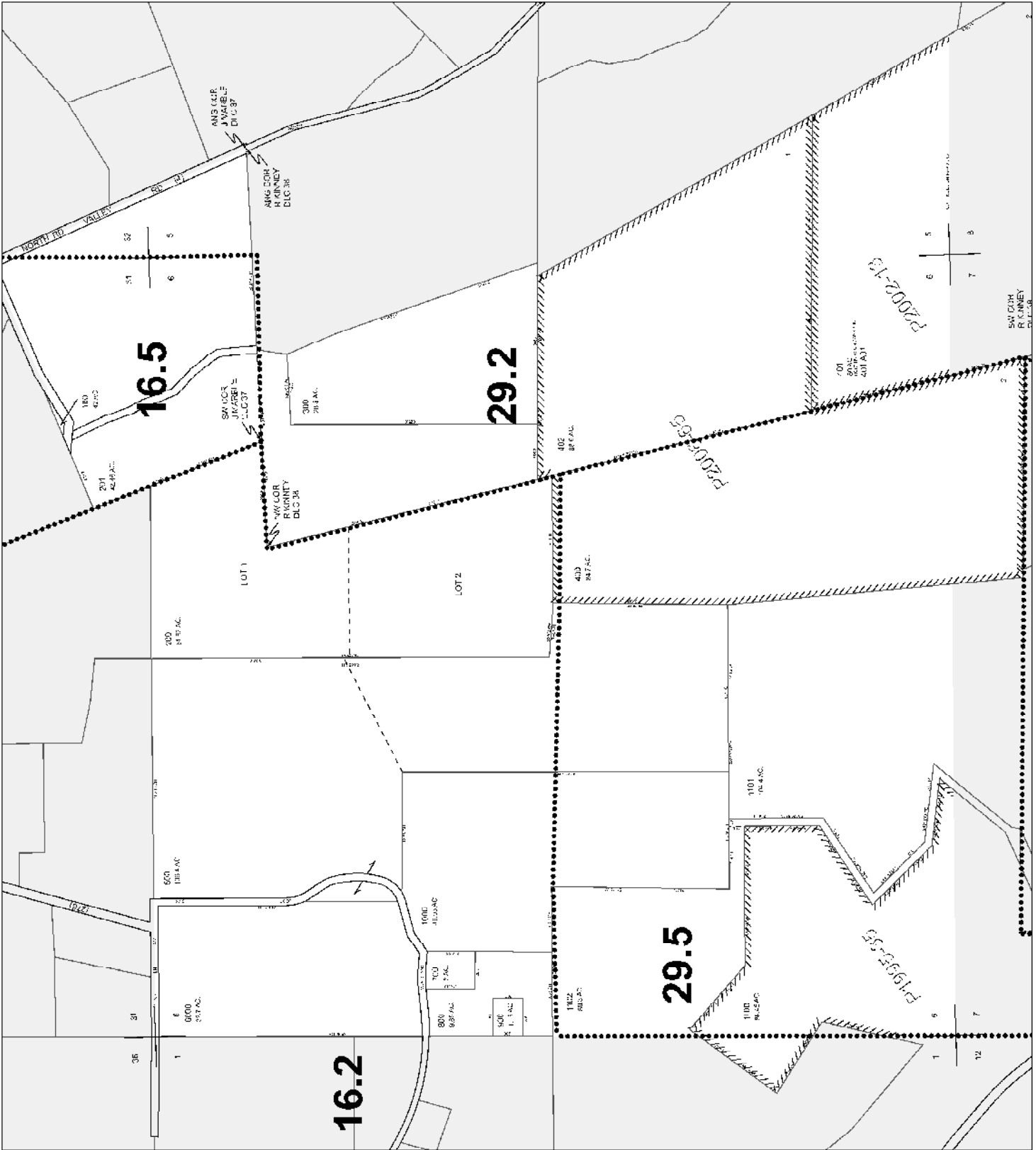


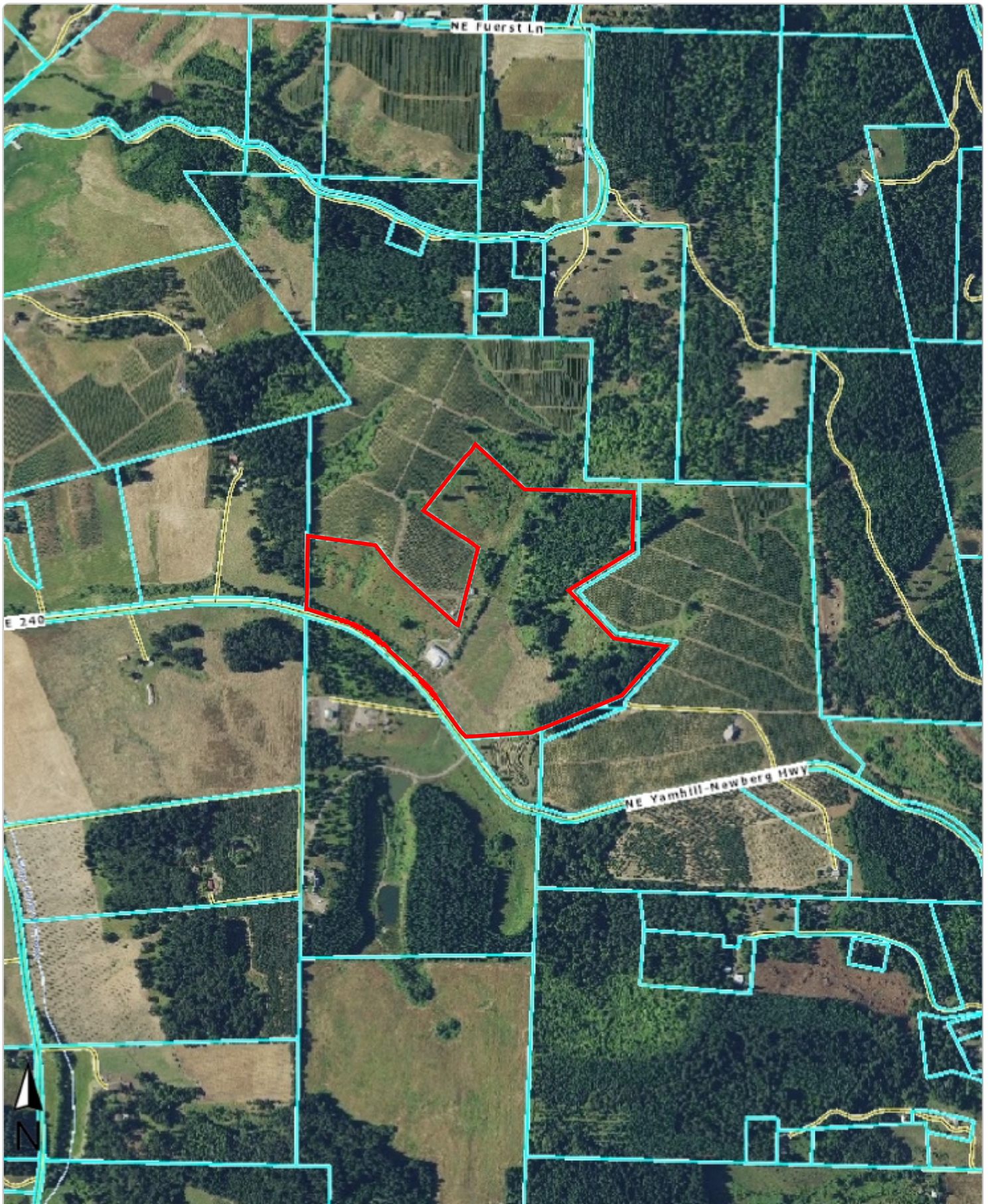
ASSESSMENT & TAX
CARTOGRAPHY

SECTION 6 T.3S. R.3W. W.M.
YAMHILL COUNTY OREGON
1" = 400'

DATE PRINTED: 5/24/2016

This product is for Assessment and Taxation (A&T) purposes only. It is not to be used for any other purpose, including but not limited to, surveying or any purposes other than assessment, and location.





This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.