



TICOR TITLE™

Property Profile Report

Today's Date:

01/19/2022

Owner Name:

Hubert, Thomas

Property Address:

OR

Reference Number:

4N3W2400 1700

Account Number:

5072

Two Columbia County Locations to serve you:

2534 Skyes Rd.
St Helens, OR 97051
503.397.3537

51669 Columbia River Highway #110
Scappoose, OR 97056
503.543.6177

This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

The information compiled in this report(s) was imported from a vendor-provided database source. Although the information is deemed reliable and every effort has been taken to correct data imperfections, Ticor Title cannot be held responsible for any inaccuracies.

TITLE AND ESCROW SERVICES

www.columbiacountyticor.com

For all your customer service needs: or-ttc-sthelenscustomerservice@ticortitle.com

**Parcel Information**

| | |
|-----------------------|----------------------------|
| Parcel #: | 5072 |
| Alternate ID: | 0104043240000170000 |
| Account #: | 4N3W2400 1700 |
| Site Address: | |
| | OR |
| Owner: | Hubert, Thomas |
| | 4725 E Baltimore Ave |
| | Las Vegas NV 89104 |
| Twn/Range/Section: | 04N / 03W / 24 |
| Parcel Size: | 18.62 Acres (811,087 SqFt) |
| Lot/Block: | TR 116 |
| Census Tract/Block: | 970500 / 4037 |
| Levy Code: | 0104 |
| Levy Rate: | 13.2531 |
| Market Land Value: | \$226,720.00 |
| Market Impr Value: | \$0.00 |
| Market Total Value: | \$226,720.00 (2021) |
| Assessed Land Value: | \$2,245.00 |
| Assessed Impr Value: | \$0.00 |
| Assessed Total Value: | \$2,245.00 (2021) |

Tax Information

| Tax Year | Annual Tax |
|----------|------------|
| 2021 | \$44.99 |
| 2020 | \$41.54 |
| 2019 | \$42.88 |

Legal

SCAPPOOSE ACRE TRACTS SEC 1

Land

| | | | |
|------------------|---|-----------------|--------------------------------|
| Land Use: | 640 - VACANT H&B USE TRACT FOREST/WLO, DESIGNATED, ZONING NOT SIGNIFICANT | Zoning: | PF-80 - Primary Forest |
| Waterfront Name: | | Watershed: | 1709001203 - Multnomah Channel |
| School District: | 330 - Scappoose School District | Primary School: | Grant Watts Elementary School |
| Middle School: | Otto Petersen Elementary School | High School: | Scappoose High School |

Improvement

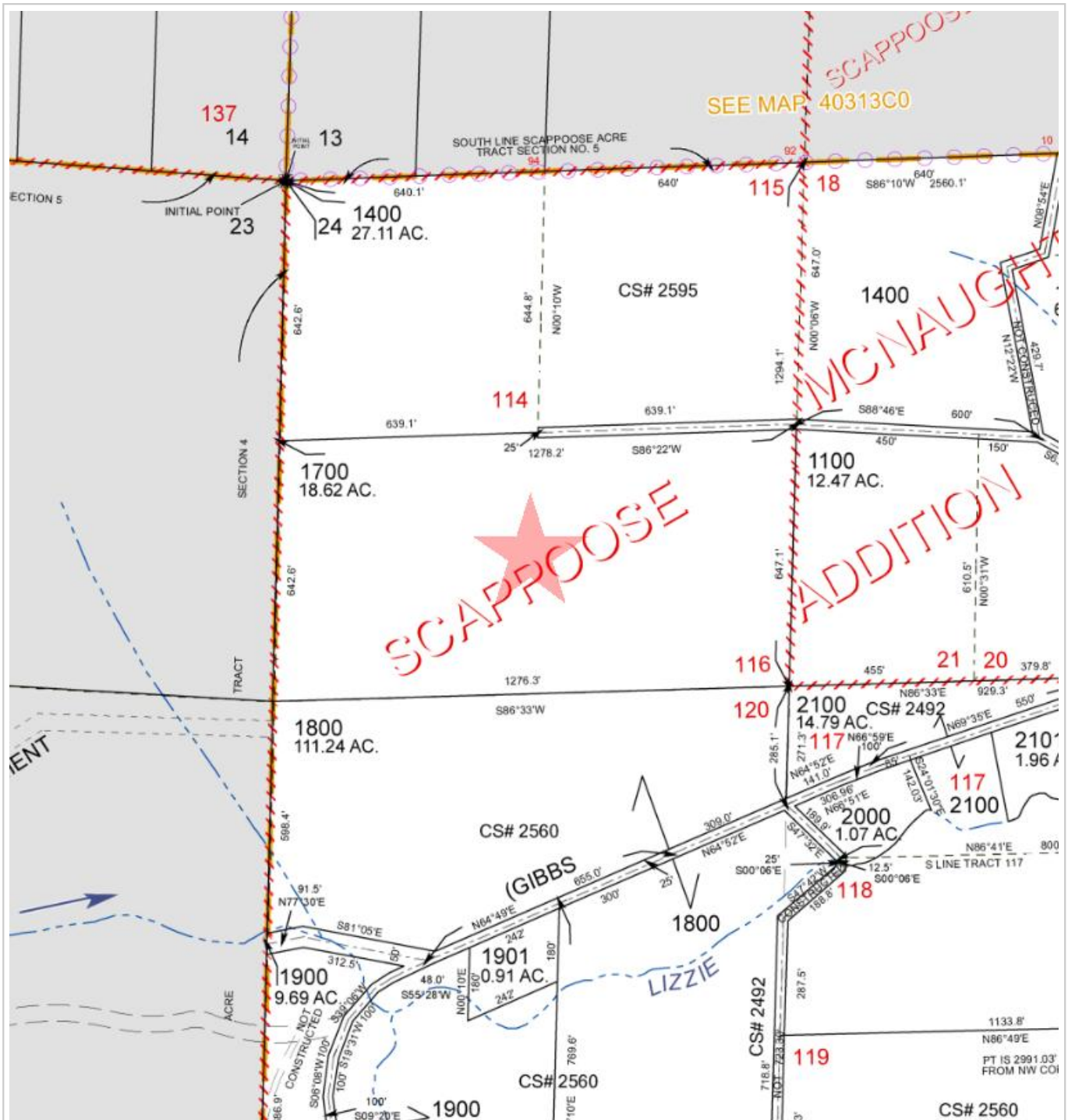
| | | | | | |
|----------------------|--|--------------|--|------------------|------------------------------------|
| Year Built: | | Fireplaces: | | Bldg Use: | 400 - H & B Use Rural Tract Vacant |
| Bedrooms: | | Total Baths: | | Full/Half Baths: | |
| Finished Area: | | Floor 1: | | Floor 2: | |
| Garage: | | Carport: | | Heat: | |
| Bldg/Dwelling Count: | | Bldg Name: | | Bldg Type: | |

Transfer Information

| | | | | | | | |
|-----------------|---------------|-------------|------------------------|----------|------|-----------|------|
| Rec. Date: | 05/25/2021 | Sale Price: | | Doc Num: | 6362 | Doc Type: | Deed |
| Owner: | Thomas Hubert | Grantor: | HUBERT WILLIAM H TRUST | | | | |
| Orig. Loan Amt: | | Title Co: | ATTORNEY ONLY | | | | |
| Finance Type: | | Loan 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.

Assessor Map



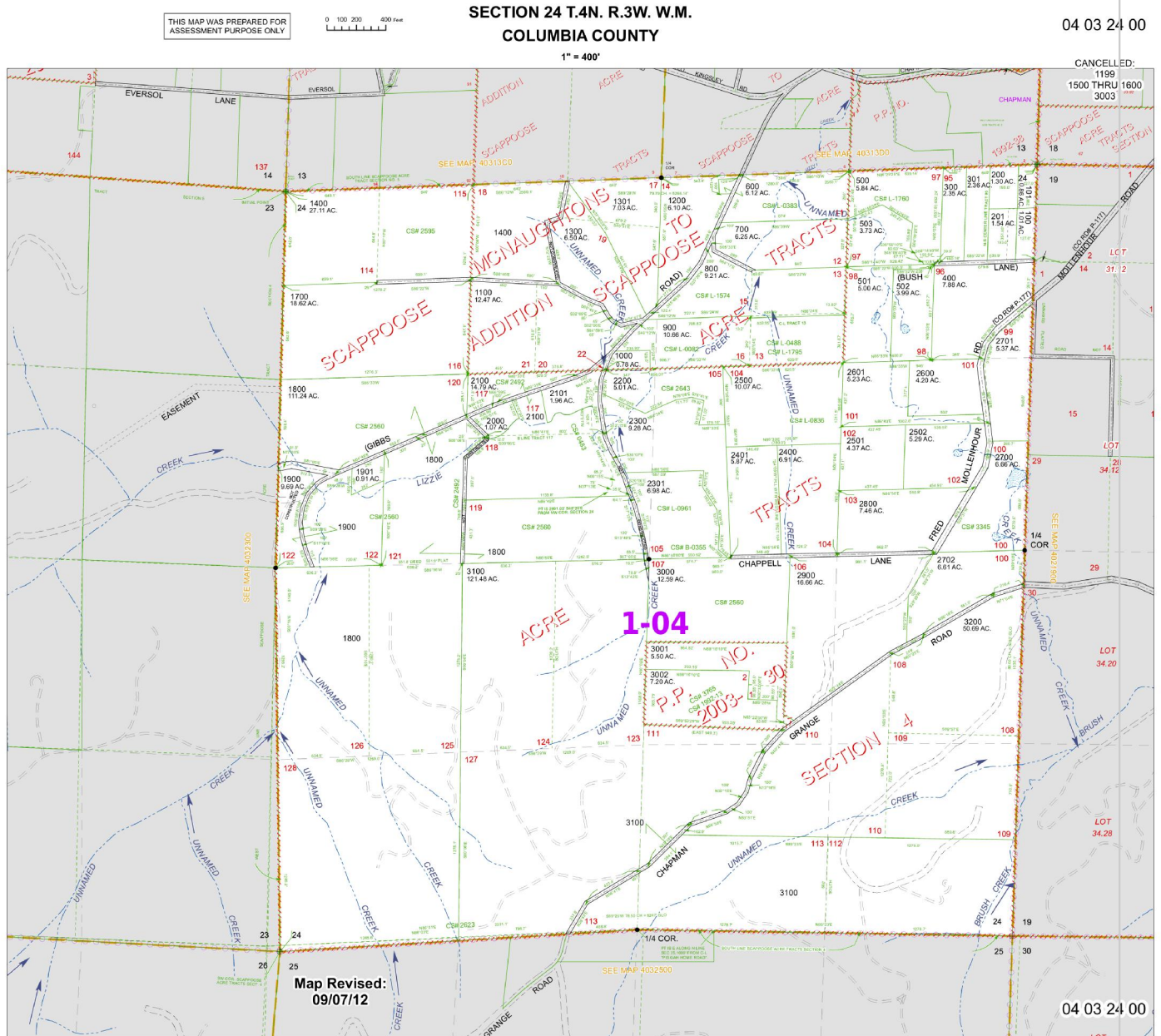
TICOR TITLE COMPANY

Parcel ID: 5072

Site Address:

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Full Assessor Map



TICOR TITLE COMPANY

Parcel ID: 5072

Site Address:

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COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

January 19, 2022 11:43:32 am

Account # 5072
Map # 4N3W24-00-01700
Code - Tax # 0104-5072

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr SCAPPOOSE ACRE TRACTS SEC 1
 Lot - TR 116

Mailing Name HUBERT THOMAS

Deed Reference # 2021-6362

Agent

Sales Date/Price 04-29-2021 / \$0.00

In Care Of

Appraiser

ANDI JURKIEWICZ

Mailing Address 4725 E BALTIMORE AVE
 LAS VEGAS, NV 89104

Prop Class 640 **MA** **SA** **NH** **Unit**
RMV Class 400 03 31 000 7668-1

Situs Address(s) **Situs City**

| Code Area | RMV | MAV | Value Summary AV | RMV Exception | CPR % |
|------------------------|---------|-----|---------------------|---------------|-------|
| 0104 Land | 226,720 | | | Land | 0 |
| Impr. | 0 | | | Impr. | 0 |
| Code Area Total | 226,720 | 0 | 2,245 | 0 | |
| Grand Total | 226,720 | 0 | 2,245 | 0 | |

| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | Land Breakdown TD% LS | Size | Land Class | LUC | Trended RMV |
|--------------------|-----|--------------------------|----|-----------|-------------------------|--------------------------|-------|------------|------|-------------|
| 0104 | 1 | <input type="checkbox"/> | | CO:PF-80 | Small Tract Forest land | 116 A | 18.62 | OFB | 006* | 226,720 |
| Grand Total | | | | | | | 18.62 | | | 226,720 |

| Code Area | ID# | Yr Built | Stat Class | Description | Improvement Breakdown TD% | Total Sq. Ft. | Ex% | MS Acct # | Trended RMV |
|--------------------|-----|----------|------------|-------------|------------------------------|---------------|-----|-----------|-------------|
| Grand Total | | | | | | | | | 0 |

| Code Area | Type | Exemptions/Special Assessments/Potential Liability |
|--|---------------|--|
| NOTATION(S): ■ FIRE PATROL ADDED 2006 ■ FOREST POT'L ADD'L TAX LIABILITY ADDED 2007 0104 FIRE PATROL: ■ FIRE PATROL | | |
| | Amount | 22.22 Acres 18.62 Year 2021 |

Comments: 2018 RA: AJ
 2013 - Size Change due to Re-Map, + .11 AC. ms
 2012 - It was discovered that the 2011 Trend was not applied to unimproved (400) in the MA 2 Area properties. THE RMV of properties effected by this error have been corrected. If the RMV fell below the MAV for 2011 a Roll Correction was created. If the RMV did NOT effect the AV, the RMV was corrected for 2012. ms

STATEMENT OF TAX ACCOUNT
COLUMBIA COUNTY TAX COLLECTOR
230 STRAND STREET
ST. HELENS, OR 97051
(503) 397-0060

19-Jan-2022

HUBERT THOMAS
4725 E BALTIMORE AVE
LAS VEGAS NV 89104

| | | | |
|----------------|------|-------------|--------------|
| Tax Account # | 5072 | Lender Name | |
| Account Status | A | Loan Number | |
| Roll Type | Real | Property ID | 0104 |
| Situs Address | | Interest To | Feb 15, 2022 |

Tax Summary

| Tax Year | Tax Type | Total Due | Current Due | Interest Due | Discount Available | Original Due | Due Date | Prev Disc |
|--------------|-----------|-----------|-------------|--------------|--------------------|--------------|--------------|-----------|
| 2021 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$44.99 | Nov 15, 2021 | \$1.35 |
| 2020 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$41.54 | Nov 15, 2020 | \$1.25 |
| 2019 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$42.88 | Nov 15, 2019 | \$1.29 |
| 2018 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$44.48 | Nov 15, 2018 | \$1.33 |
| 2017 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$44.27 | Nov 15, 2017 | \$1.33 |
| 2016 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$44.64 | Nov 15, 2016 | \$0.00 |
| 2015 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$43.21 | Nov 15, 2015 | \$1.30 |
| 2014 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$39.09 | Nov 15, 2014 | \$1.17 |
| 2013 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$36.91 | Nov 15, 2013 | \$1.11 |
| 2012 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$36.19 | Nov 15, 2012 | \$1.09 |
| 2011 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$35.32 | Nov 15, 2011 | \$1.06 |
| 2010 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$35.58 | Nov 15, 2010 | \$1.07 |
| 2009 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$35.02 | Nov 15, 2009 | \$1.05 |
| 2008 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$34.10 | Nov 15, 2008 | \$1.02 |
| 2007 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$31.34 | Nov 15, 2007 | \$0.94 |
| 2006 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$31.42 | Nov 15, 2006 | \$0.94 |
| 2005 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$31.12 | Nov 15, 2005 | \$0.93 |
| 2004 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$29.94 | Nov 15, 2004 | \$0.90 |
| 2003 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$41.45 | Nov 15, 2003 | \$1.24 |
| 2002 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$41.20 | Nov 15, 2002 | \$1.24 |
| 2001 | ADVALOREM | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$41.04 | Nov 15, 2001 | \$1.23 |
| Total | | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$805.73 | | |

AFTER RECORDING RETURN TO:
KENNETH LEE BAKER
ATTORNEY AT LAW
10365 SE SUNNYSIDE ROAD #240
CLACKAMAS, OR 97015

| | | |
|--|-------------------------------|-------------------|
| COLUMBIA COUNTY, OREGON | | 2021-06362 |
| DEED-D | | |
| Cnt=1 Pgs=2 KLUGD | 05/25/2021 10:17:00 AM | |
| \$10.00 \$11.00 \$10.00 \$60.00 \$5.00 | \$96.00 | |
| <small>I, Elizabeth E. Huser, County Clerk for Columbia County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.</small> | | |
| Elizabeth E. Huser - County Clerk | | |

GRANTOR:
THOMAS HUBERT, TRUSTEE

GRANTEE:
THOMAS HUBERT

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:
THOMAS HUBERT
4725 E. BALTIMORE AVENUE
LAS VEGAS, NV 89104

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THOMAS HUBERT, TRUSTEE OF THE WILLIAM HENRY HUBERT TRUST dated August 8, 1989, Grantor, does hereby grant, transfer and convey to THOMAS HUBERT, Grantee, the following described real property situated in Columbia County, Oregon and legally described as follows:

Tract 116, Scappoose Acre Tracts, Columbia County, Oregon
commonly known as Map # 4N3W24-00-01700, Columbia County Assessor No. 5072

The said property is free from encumbrances EXCEPT: NONE.

The true consideration for this conveyance is NONE. For estate planning purposes only.

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, AND SECTIONS 2 TO 9 AND 17, AND 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, 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 29th day of April, 2021.

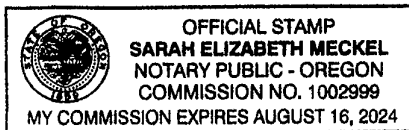
GRANTOR:

Thomas Hubert

THOMAS HUBERT

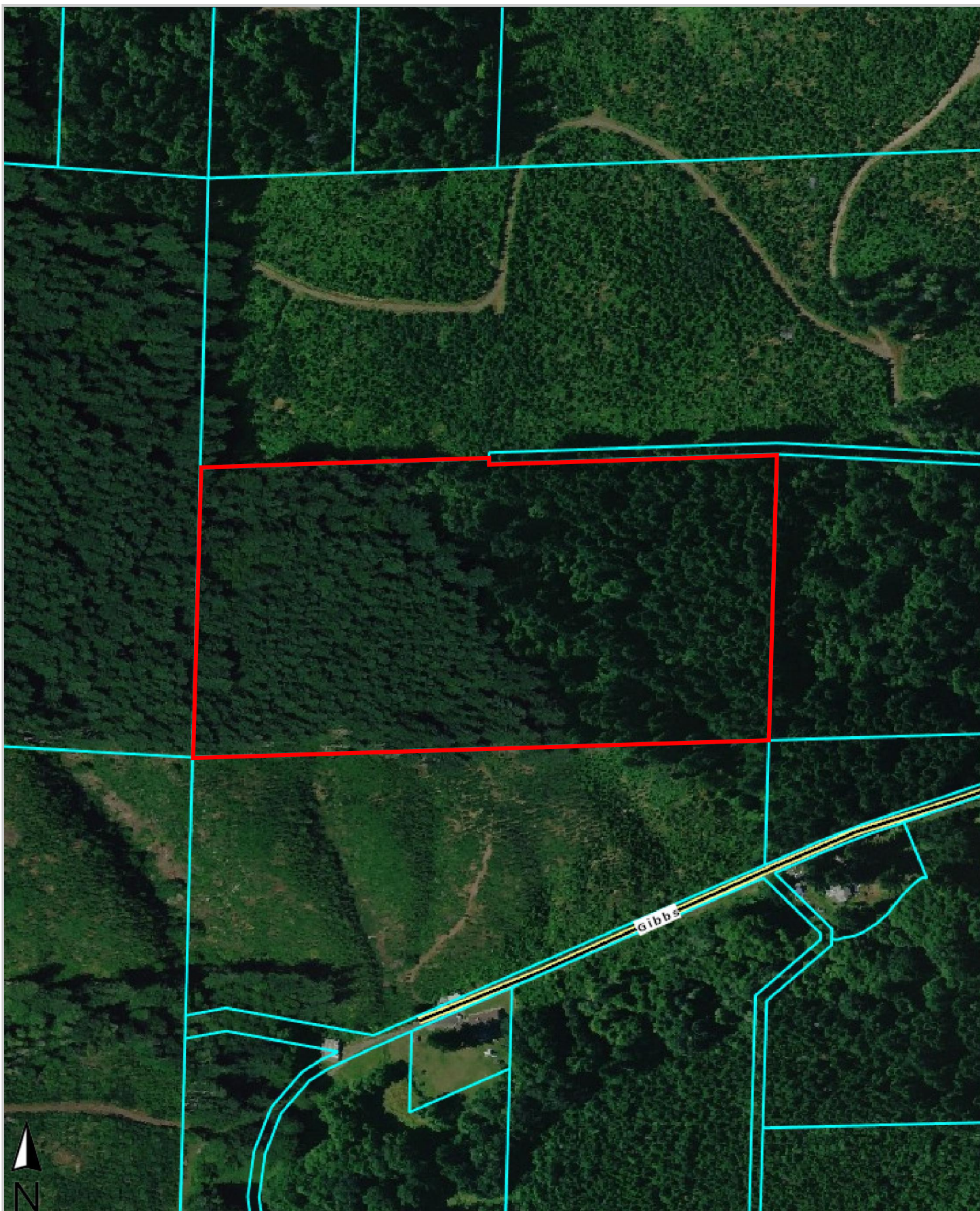
STATE OF OREGON)
)ss:
County of Clackamas)

Personally appeared before me this 29th day of April, 2021, THOMAS HUBERT, Grantor, hereby acknowledged the foregoing to be his voluntary act and deed.



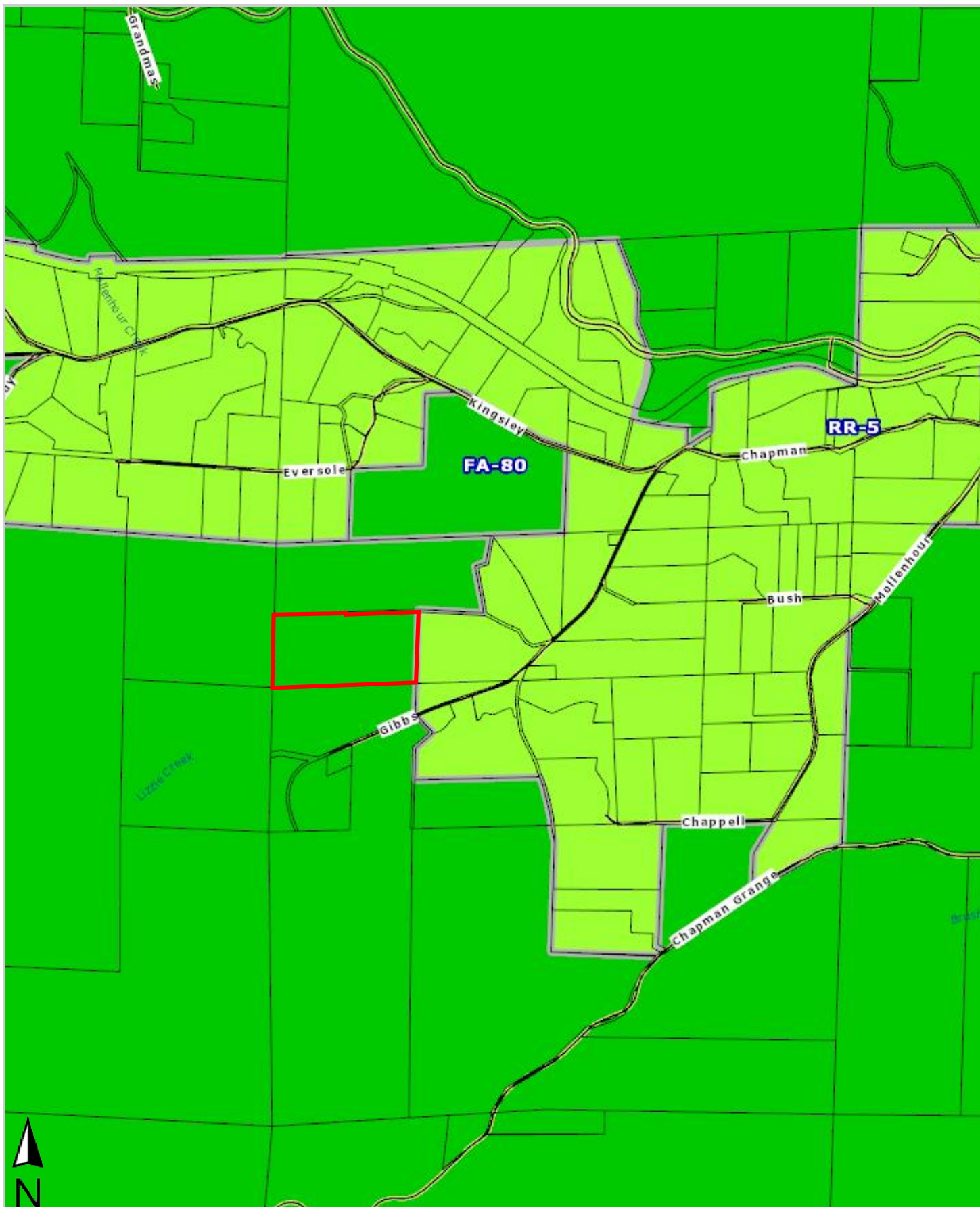
Sarah Elizabeth Meckel

Notary Public for Oregon



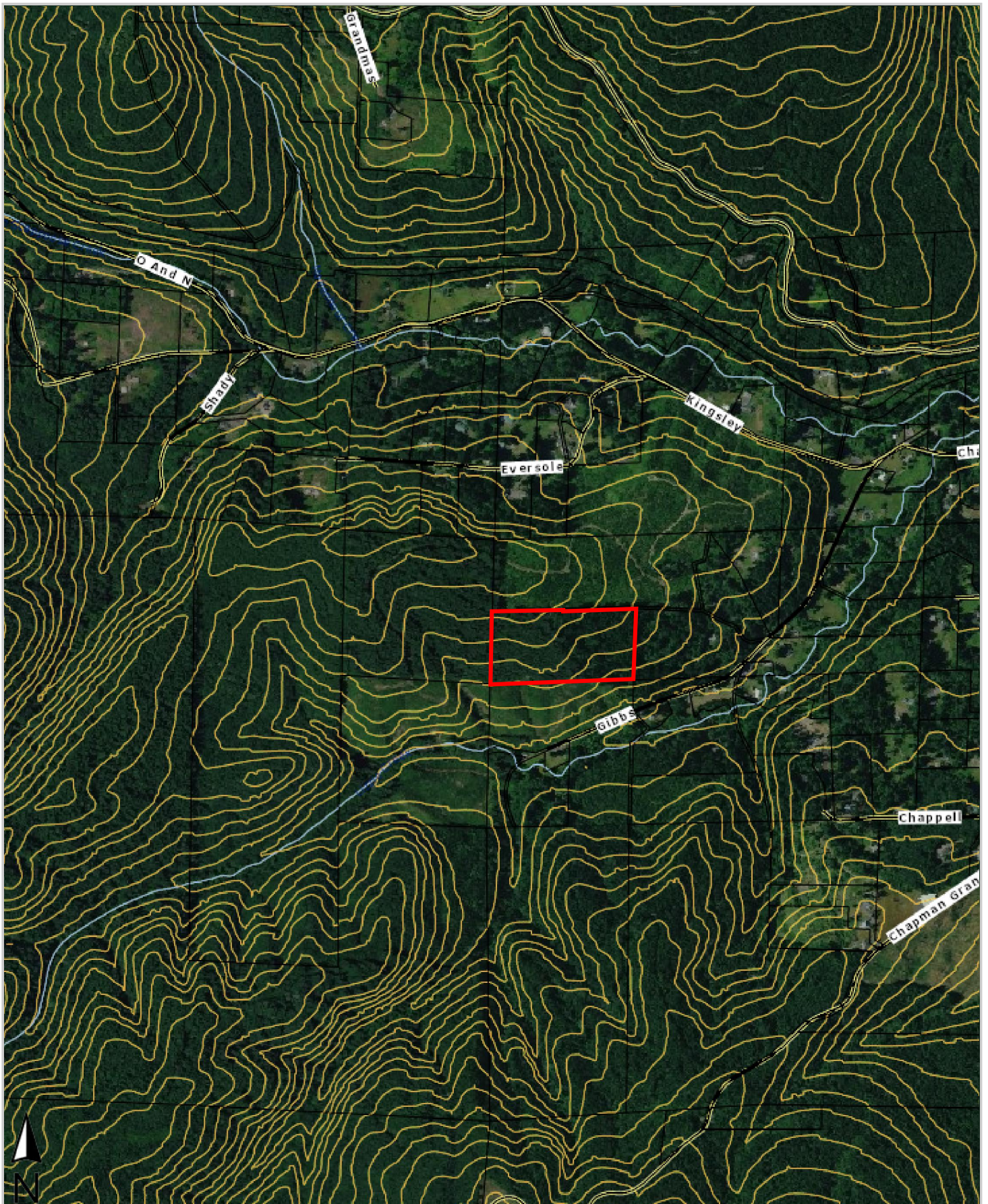
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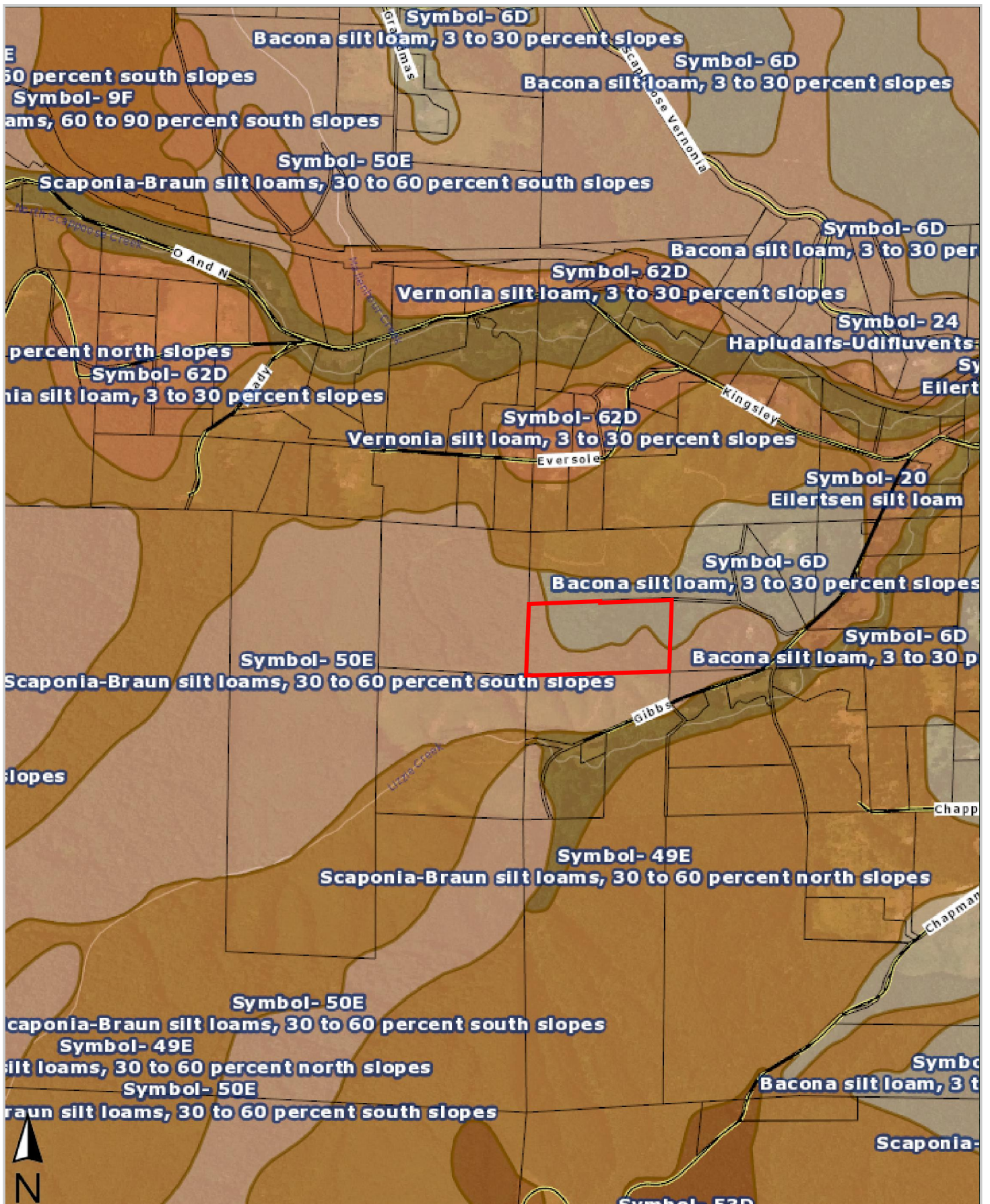


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