

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.:5516002802
APN:R48374

WHEN RECORDED MAIL TO

Valley View MHP LLC
1910 Terracina Dr
Sacramento, CA 95834

MAIL TAX STATEMENT TO

Valley View MHP LLC
1910 Terracina Dr
Sacramento, CA 95834

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Alder Acres RV & Mobile Home Park, LLC, which acquired title as Alder Acres Mobile Home and RV Park LLC, an Oregon limited liability company , conveys and warrants to Valley View MHP LLC, a Delaware limited liability company, Grantee, the following described real property in the County of Douglas, State of Oregon, described as follows:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit B" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$2,550,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

WT 027-2306
COMMERCIAL
OLD REPUBLIC TITLE 5516002802

Dated this 6/10/2025 day of June, 2025.

Alder Acres RV & Mobile Home Park, LLC

By [Signature]
Ryan L. Fall, Member

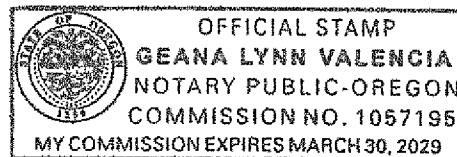
By [Signature]
Tracine A. Fall, Member

State of DREGON

County of DOUGLAS ss.

SUBSCRIBED AND SWORN TO before me this 10th day of JUNE, 2025, by Ryan L. Fall, as Member of Alder Acres RV & Mobile Home Park, LLC

[Signature]
Notary Public for DREGON
My commission expires: 3/30/29



State of DREGON

County of DOUGLAS ss.

SUBSCRIBED AND SWORN TO before me this 10th day of JUNE, 2025, by Tracine A. Fall, as Member of Alder Acres RV & Mobile Home Park, LLC

[Signature]
Notary Public for DREGON
My commission expires: 3/30/29

