



FIRST AMERICAN TITLE Property Research Report

SUBJECT PROPERTY

3045 NW Campus Dr
05025786
34E17B 02800
Clackamas

OWNER

N2o Investmentes LLC

DATE PREPARED

Date: 05/17/2023

PREPARED BY

khaight@firstam.com



First American Title

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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OWNERSHIP INFORMATION

Owner: N2o Investmentes LLC
CoOwner:

Site: 3045 NW Campus Dr Estacada OR 97023
Mail: 3001 Tamiami Trail N Ste 206 Naples FL 34103

Parcel #: 05025786
Ref Parcel #: 34E17B 02800
TRS: 03S / 04E / 17 / NW
County: Clackamas

PROPERTY DESCRIPTION

Map Grid: 720-A7
Census Tract: 023500 Block: 3011
Neighborhood: EST - Estacada
School Dist: 108 Estacada
Impr Type: GPO - Post Office
Subdiv/Plat: Estacada Industrial Campus 02
Land Use: 301 - Industrial land improved
Std Land Use: MGOV - Governmental, Public
Zoning: Estacada-M1 - General Industrial
Lat/Lon: 45.311365 / -122.348473
Watershed: Eagle Creek
Legal: PARTITION PLAT 2022-072 PARCEL 1|Y|184,366

ASSESSMENT AND TAXATION

Market Land: \$543,493.00
Market Impr: \$1,141,980.00
Market Total: \$1,685,473.00 (2022)
% Improved: 68.00%
Assessed Total: \$982,968.00 (2022)
Levy Code: 108-002
Tax: \$15,552.71 (2022)
Millage Rate: 15.8222
Exemption:
Exemption Type:

PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built: 1997
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 0.47 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 20,282 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style: 490	Garage:	Const Type:

SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
N2O INVESTMENTS LLC	05/01/2017	2017-029078		Quit Claim		Conv/Unk
N2o Investmentes LLC	04/19/2017	2017-029078		Deed		Conv/Unk
DH SQUARED PROPERTIES LLC	09/30/2016	2016-067160	\$775,000.00	Deed		Conv/Unk

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Aerial



Subject



Taxlot

5/17/2023

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Clackamas County Official Records
Sherry Hall, County Clerk

2017-033944

DH Squared Properties LLC, a Florida limited liability company



\$58.00

N2O Investments LLC, a Florida limited liability company

02051648201700339440020027

05/22/2017 10:52:13 AM

After recording, return to:

N2O Investments LLC
2800 Davis Blvd, Ste 200, Naples, FL 34104

D-D Cnt=1 Stn=1 JANIS
\$10.00 \$16.00 \$22.00 \$10.00

Until requested otherwise, send all tax statements to:
N2O Investments LLC, 2800 Davis Blvd, Ste 200, Naples,
FL 34104

**Correction
QUIT CLAIM DEED**

**Recorded to correct and replace document 2017-029078 to correct document
not signed by the Grantor**

KNOW ALL BY THESE PRESENTS that DH Squared Properties LLC, a Florida limited liability company hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto N2O Investments, LLC, a Florida limited liability company hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Clackamas County, State of Oregon, described as follows:

LOT 28, ESTACADA INDUSTRIAL CAMPUS NO. 2, IN THE CITY OF ESTACADA, CLACKAMAS COUNTY, OREGON.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 5/22/17; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Signed, sealed and delivered in our presence:

DH Squared Properties, LLC, a Florida limited liability company

[Signature]
Witness

[Signature] (Seal)
By: Gordon Henke, Manager

Printed Name Erica Craig

[Signature]
Witness
Printed Name Kristine Martinelli

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 12 day, of May, 2017, by Gordon Henke, as Manager of DH Squared Properties, LLC, a Florida limited liability company, who is personally known to me or who has produced as identification.

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

