



Property Profile Report

Bracken Family Trust

69520 Deer Ridge Rd
Sisters OR 97759

May 17, 2024

Newport

255 SW Coast Highway,
Suite 100
Newport, OR 97365
Tel: (541) 265-2288
Fax: (541) 265-9570

Madras

60 SE 6th Street
Madras, OR 97741
Tel: (541) 460-5107
Fax: (541) 460-5109

Bend

1777 SW Chandler Avenue,
Suite 100
Bend, OR 97702
Tel: (541) 389-5751
Fax: (541) 330-1242

Eugene

497 Oakway Road,
Suite 340
Eugene, OR 97401
Tel: (541) 485-3588
Fax: (541) 485-3597

Lincoln City

3469 NW Highway 101
Lincoln City, OR 97367
Tel: (541) 994-8928
Fax: (541) 994-7075

Sisters

330 West Hood Avenue
Sisters, OR 97759
Tel: (541) 548-9180
Fax: (541) 588-6601

Prineville

446 NW 3rd Street,
Suite 107
Prineville, OR 97754
Tel: (541) 447-7861
Fax: (541) 447-5424

Redmond

153 SW 5th Street
Redmond, OR 97756
Tel: (541) 548-2911
Fax: (541) 548-8601

Roseburg

2365 NW Kline Street,
Suite 201
Roseburg, OR 97471
Tel: (541) 672-3388
Fax: (541) 672-8110

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FORTUNE 500 Company

A partnership beyond expectations.

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**Parcel Information**

Parcel #:	135673
Tax Lot:	1410340002100
Record Type:	Unknown
Site Address:	69520 Deer Ridge Rd
	Sisters OR 97759 - 3200
Owner:	Bracken Family Trust
Owner Address:	694 N Larch St #1885
	Sisters OR 97759 - 0710
Twn/Range/Section:	14S / 10E / 34
Parcel Size:	3.99 Acres (173,804 SqFt)
Plat/Subdivision:	Indian Ford Meadows
Lot:	2
Block:	2
Census Tract/Block:	000501 / 3029
Waterfront:	

Assessment Information

Market Value Land:	\$344,500.00
Market Value Impr:	\$970,220.00
Market Value Total:	\$1,314,720.00
Assessed Value:	\$824,900.00

Tax Information

Levy Code Area:	6-008
Levy Rate:	15.4765
Tax Year:	2023
Annual Tax:	\$12,832.80

Legal

INDIAN FORD MEADOWS Lot: 2 Block: 2

Land

County Land Use:	401 - Tract - Improved (typical of class)	Land Use Std:	RSFR - Single Family Residence
Zoning:	Deschutes County-RR10 - Rural Residential	Neighborhood:	
Watershed:	Whychus Creek	School District:	6 - Sisters
Primary School:	Sisters Elementary School	Middle School:	Sisters Middle School
High School:	Sisters High School		

Improvement

Year Built:	1984	Total SqFt:	3,120 SqFt	Bedrooms:	1
1st Floor:	3,120 SqFt	Attic Area:		Bathrooms:	2.5
2nd Floor:		Bsmt Area:		Full/Half Baths:	2 / 1
Fireplace:	1	Garage:	960 SqFt	Carport:	399 SqFt

Transfer Information

Loan Date:	04/28/2021	Loan Amt:	\$728,000.00	Doc Num:	26554	Doc Type:	Deed Of Trust
Loan Type:		Finance Type:	Conventional	Lender:	PEOPLES MTG		
Rec. Date:	03/13/2019	Sale Price:	\$925,000.00	Doc Num:	7698	Doc Type:	Deed
Owner:	Bracken Family Trust			Grantor:	WILLIAMS TERESA M		
Orig. Loan Amt:	\$740,000.00			Title Co:	WESTERN TITLE & ESCROW CO		
Finance Type:		Loan Type:	Conventional	Lender:	WELLS FARGO BK NA		

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Deschutes County Property Information

Report Date: 5/17/2024 8:09:40 AM

Disclaimer

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Account Summary

Account Information

Mailing Name: BRACKEN FAMILY TRUST
Map and Taxlot: 1410340002100
Account: 135673
Tax Status: Assessable
Situs Address: 69520 DEER RIDGE RD, SISTERS, OR 97759

Property Taxes

Current Tax Year: \$12,832.84
Tax Code Area: 6008

Assessment

Subdivision: INDIAN FORD MEADOWS
Lot: 2
Block: 2
Assessor Acres: 3.99
Property Class: 401 -- TRACT

Ownership

Mailing Address:
BRACKEN FAMILY TRUST
694 N LARCH ST #1885
SISTERS, OR 97759

Valuation

Real Market Values as of Jan. 1, 2023

Land	\$344,500
Structures	\$970,220
Total	\$1,314,720

Current Assessed Values:

Maximum Assessed	\$824,900
Assessed Value	\$824,900
Veterans Exemption	

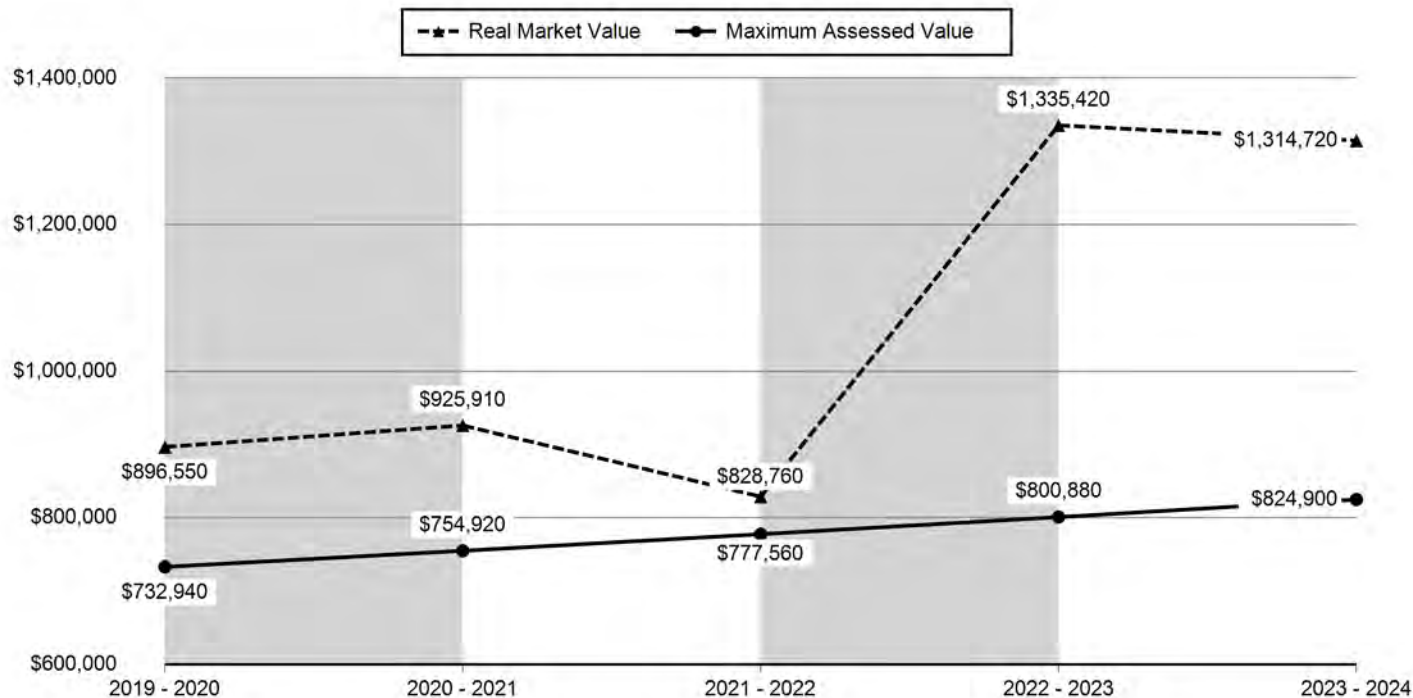
Warnings, Notations, and Special Assessments

Assessor's Office Special Assessments	Amount	Year
DEPT OF FORESTRY FIRE PATROL TIMBER	18.75	2024
DEPT OF FORESTRY SURCHARGE	47.50	2024

Review of digital records maintained by the Deschutes County Assessor's Office, Tax Office, Finance Office, and the Community Development Department indicates that there are County tax, assessment, or property development related notations associated with this account and that have been identified above. Independent verification of the presence of additional Deschutes County tax, assessment, development, and other property related considerations is recommended. Confirmation is commonly provided by title companies, real estate agents, developers, engineering and surveying firms, and other parties who are involved in property transactions or property development. In addition, County departments may be contacted directly to discuss the information.

Valuation History *All values are as of January 1 of each year. Tax year is July 1st through June 30th of each year.*

	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024
Real Market Value - Land	\$234,500	\$296,500	\$276,000	\$369,000	\$344,500
Real Market Value - Structures	\$662,050	\$629,410	\$552,760	\$966,420	\$970,220
Total Real Market Value	\$896,550	\$925,910	\$828,760	\$1,335,420	\$1,314,720
Maximum Assessed Value	\$732,940	\$754,920	\$777,560	\$800,880	\$824,900
Total Assessed Value	\$732,940	\$754,920	\$777,560	\$800,880	\$824,900
Veterans Exemption	\$0	\$0	\$0	\$0	\$0



Tax Payment History

Year	Date Due	Transaction Type	Transaction Date	As Of Date	Amount Received	Tax Due	Discount Amount	Interest Charged	Refund Interest
2023	11-15-2023	PAYMENT	11-07-2023	11-07-2023	\$12,447.85	(\$12,832.84)	\$384.99	\$0.00	\$0.00
2023	11-15-2023	IMPOSED	10-12-2023	11-15-2023	\$0.00	\$12,832.84	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2022	11-15-2022	PAYMENT	02-23-2023	02-23-2023	\$4,064.20	(\$4,064.20)	\$0.00	\$0.00	\$0.00
2022	11-15-2022	PAYMENT	11-09-2022	11-09-2022	\$7,965.84	(\$8,128.41)	\$162.57	\$0.00	\$0.00
2022	11-15-2022	IMPOSED	10-12-2022	11-15-2022	\$0.00	\$12,192.61	\$0.00	\$0.00	\$0.00
Total:					\$0.00				
2021	11-15-2021	PAYMENT	11-12-2021	11-12-2021	\$11,356.44	(\$11,707.67)	\$351.23	\$0.00	\$0.00
2021	11-15-2021	IMPOSED	10-11-2021	11-15-2021	\$0.00	\$11,707.67	\$0.00	\$0.00	\$0.00
Total:					\$0.00				

Sales History

Sale Date	Seller	Buyer	Sale Amount	Sale Type	Recording Instrument
03/12/2019	WILLIAMS, TERESA M	BRACKEN, THOMAS M TTEE	\$925,000	30-UNCONFIRMED SALE	2019-7698
07/22/2014	AYLOR, SUSAN F & CURTIS, NANCY M	WILLIAMS, TERESA M	\$587,500	30-UNCONFIRMED SALE	2014-23752
07/10/2013	SWARENS,PATRICIA C	AYLOR, SUSAN F & CURTIS, NANCY M		06-GRANTEE IS RELATED/FRIENDS/BUSINES S ASSOCIATES	2013-32705
05/04/1994	SWARENS L A	SWARENS,PATRICIA C	\$0	06-GRANTEE IS RELATED/FRIENDS/BUSINES S ASSOCIATES	1994-3382628

Structures

Stat Class/Description	Improvement Description	Code Area	Year Built	Total Sq Ft
141 - RESIDENCE: One story		6008	1984	662
Floor Description	Comp %	Sq Ft		
First Floor	100	662		
Rooms				

Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other
1	0	0	0	0	0	1	1	0	0	0	0	0

Improvement Inventory

Class 4 Heat/Roof	662	Class 4 Inventory	1
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Stat Class/Description				Improvement Description						Code Area	Year Built	Total	Sq Ft
151 - RESIDENCE: One story										6008	1984		3,120
Floor Description										Comp %	Sq Ft		
First Floor										100	3,120		
Rooms													
Living	Dining	Kitchen	Nook	Great	Family	Bed	Full Bath	Half Bath	Bonus	Utility	Den	Other	
1	1	1	0	0	1	1	2	1	0	3	0	0	
Floor Description										Comp %	Sq Ft		
Garage-Detached-Finished										100	960		
Floor Description										Comp %	Sq Ft		
Carport-Attached-Gable or Hip										100	399		
Improvement Inventory													
AUTOMATIC DOOR OPENER						2	SHAKE HVY - ROOF COVER					960	
Class 5 Heat/Roof						3,120	SHAKE HVY - ROOF COVER					399	
Class 5 Inventory						1							
Accessory Description											Sq Ft	Quantity	
Class 5 Accessory Complex												1	

Stat Class/Description	Improvement Description							Code Area	Year Built	Total	Sq Ft
300 - FARM BLDG: GP Building	GP BUILDING - CLASS 6							6008	1980	1,759	
Floor Description							Comp %	Sq Ft			
Building Structure							100	1,759			

Stat Class/Description	Improvement Description							Code Area	Year Built	Total	Sq Ft
301 - FARM BLDG: GP Shed	GP Shed - CLASS 5							6008	1984	192	
Floor Description							Comp %	Sq Ft			
Building Structure							100	192			

Stat Class/Description	Improvement Description							Code Area	Year Built	Total	Sq Ft
301 - FARM BLDG: GP Shed	GP Shed - CLASS 4							6008	1984	98	
Floor Description							Comp %	Sq Ft			
Building Structure							100	98			

Stat Class/Description	Improvement Description							Code Area	Year Built	Total	Sq Ft
305 - FARM BLDG: Lean-To	Lean-To - CLASS 4							6008	1984	288	
Floor Description							Comp %	Sq Ft			
Building Structure							100	288			

Land Characteristics

Land Description	Acres	Land Classification
Rural Lot	3.99	

Ownership

Name Type	Name	Ownership Type	Ownership Percentage
OWNER	BRACKEN FAMILY TRUST,	OWNER	100.00%
REPRESENTATIVE	BRACKEN, THOMASM	OWNER AS TRUSTEE	

Related Accounts

Related accounts apply to a property that may be on one map and tax lot but due to billing have more than one account. This occurs when a property is in multiple tax code areas. In other cases there may be business personal property or a manufactured home on this property that is not in the same ownership as the land.

No Related Accounts found.

Service Providers *Please contact districts to confirm.*

Category	Name	Phone	Address
COUNTY SERVICES	DESCHUTES COUNTY	(541) 388-6570	1300 NW WALL ST, BEND, OR 97703
POLICE SERVICES	DESCHUTES COUNTY SHERIFF'S OFFICE	(541) 693-6911	63333 HIGHWAY 20 WEST, BEND, OR 97703
FIRE DISTRICT	SISTERS CAMP SHERMAN FIRE DISTRICT	(541) 549-0771	301 SOUTH ELM ST, SISTERS, OR 97759
SCHOOL DISTRICT	SISTERS SCHOOL DISTRICT #6	(541) 549-8521	525 EAST CASCADE AVE, SISTERS, OR 97759
ELEMENTARY SCHOOL ATTENDANCE AREA	SISTERS ELEMENTARY SCHOOL	(541) 549-8981	611 EAST CASCADE AVE, SISTERS, OR 97759
MIDDLE SCHOOL ATTENDANCE AREA	SISTERS MIDDLE SCHOOL	(541) 549-2099	15200 MCKENZIE HWY, SISTERS, OR 97759
HIGH SCHOOL ATTENDANCE AREA	SISTERS	(541) 549-4045	1700 MCKINNEY BUTTE RD, SISTERS, OR 97759
EDUCATION SERVICE TAX DISTRICT	HIGH DESERT EDUCATION SERVICE DISTRICT	(541) 693-5600	145 SE SALMON AVE, REDMOND, OR 97756
COLLEGE TAX DISTRICT	CENTRAL OREGON COMMUNITY COLLEGE	(541) 383-7700	2600 NW COLLEGE WAY, BEND, OR 97703
PARK & RECREATION DISTRICT	SISTERS PARK & RECREATION DISTRICT	(541) 549-2091	1750 W. MCKINNEY BUTTE RD, SISTERS, OR 97759
LIBRARY DISTRICT	DESCHUTES PUBLIC LIBRARY	(541) 617-7050	601 NW WALL ST, BEND, OR 97703
GARBAGE & RECYCLING SERVICE	HIGH COUNTRY DISPOSAL	(541) 548-4984	1090 NE HEMLOCK AVE, REDMOND, OR 97756

Development Summary

Planning Jurisdiction:	Deschutes County	County Zone	Description
Urban Growth Boundary:	No	RR10	RURAL RESIDENTIAL - 10 ACRE MINIMUM
Urban Reserve Area:	No	AS	AIRPORT SAFETY COMBINING ZONE

County Development Details

Wetland (National or Local):	Not Within a Mapped Wetland
Conservation Easement:	No Conservation Easement Recorded
FEMA 100 Year Flood Plain:	Not Within 100 Year Flood Plain
TDC/PRC Restrictive Covenant:	No TDC/PRC Restrictive Covenant Found
Ground Snow Load:	36 #/sq. ft.

Deschutes County Permits

Permit ID	Permit Type	Applicant	Application Date	Status
247-19-007660-STR	Building	BRACKEN FAMILY TRUST	12/18/2019	Finald
247-B11126	Building	SWARENS,ARNIE	10/11/1983	Finald
247-15-004518-STR	Building	WILLIAMS, TERESA M	08/18/2015	Finald
247-B7847	Building	GARY,DALE	01/01/1980	Expired
247-15-004518-ELEC-01	Electrical	WILLIAMS, TERESA M	09/01/2015	Finald
247-E56114	Electrical	SWARENS,PATRICIA C	08/16/2000	Finald
247-E58823	Electrical	SWARENS,PATRICIA C	05/11/2001	Finald
247-E03025	Electrical	SWARENS,ARNIE	03/06/1984	Finald

247-19-007660-ELEC-01	Electrical	BRACKEN FAMILY TRUST	02/13/2020	Finaled
247-16-000071-ELEC	Electrical	WILLIAMS, TERESA M	01/06/2016	Closed
247-20-003600-INV	Investigation	BRACKEN FAMILY TRUST	06/11/2020	Closed
247-19-000050-INV-01	Investigation	WILLIAMS, TERESA M	01/04/2019	Closed
247-19-000050-INV-02	Investigation	WILLIAMS, TERESA M	01/04/2019	Closed
247-14-006213-MECH	Mechanical	WILLIAMS, TERESA M	10/17/2014	Finaled
247-M02637	Mechanical	SWARENS,ARNIE	10/11/1983	Finaled
247-15-004518-MECH-01	Mechanical	WILLIAMS, TERESA M	09/01/2015	Finaled
247-M20705	Mechanical	SWARENS,PATRICIA C	08/16/2000	Finaled
247-M21866	Mechanical	SWARENS,PATRICIA C	05/11/2001	Finaled
247-16-000070-MECH	Mechanical	WILLIAMS, TERESA M	01/06/2016	Expired
247-19-000050-MECH	Mechanical	WILLIAMS, TERESA M	01/04/2019	Finaled
247-15-004518-PLM-01	Plumbing	WILLIAMS, TERESA M	09/01/2015	Finaled
247-P01423	Plumbing	SWARENS,ARNIE	04/05/1984	Finaled
247-19-007660-PLM-01	Plumbing	BRACKEN FAMILY TRUST	02/13/2020	Finaled
247-16-000072-PLM	Plumbing	WILLIAMS, TERESA M	01/06/2016	Closed
247-19-001660-AUTH	Septic	BRACKEN FAMILY TRUST	12/18/2019	Authorization Approved
247-S2432	Septic	GARY,DALE	07/01/1980	Finaled
247-S55930	Septic	SWARENS,PATRICIA C	04/25/2006	Finaled

Permit Detail

Building Permit Details

Permit Number:	247-19-007660-STR	Application Date:	12/18/2019	Status:	Finaled
Permit Name:	BRACKEN FAMILY TRUST	Issue Date:	02/21/2020		
Contractor:	ALCOVE CONSTRUCTION INC	Final Date:	05/07/2020		
Building Class:	Residential	Square Feet:	1775	On Sewer:	
Class of Work:	New - Detached Accessory Structure	Bedrooms:		Permit Valuation:	\$93,611
Building Use:	UNPERMITTED HORSE BARN W/ 300SQFT ADDITION OF STABLES AND LEAN TO	Stories:	0		

Inspections

Date	Init.	Comments
04/09/2020	Todd	1999 Final Building -- Insp Completed : Approved
03/20/2020	Todd	1260 Framing -- Insp Completed : Approved
03/06/2020	Todd	1260 Framing -- Insp Cancelled : Not Ready
03/06/2020	Todd	1530 Exterior Shearwall**Check GLB straps at framing. -- Insp Completed : Approved
02/27/2020	David	1110 Footing**Date: 2/27/2020 Corrections made -- Insp Completed : Approved
02/27/2020	David	1120 Foundation**Date: 2/27/2020 Corrections made -- Insp Completed : Approved
02/27/2020	David	1530 Exterior Shearwall**Date: 2/27/2020 Send Pictures of galvanized nailing at sill plate. -- Insp Completed : Approved with Conditions
02/26/2020	Todd	1110 Footing**No wood form material may be left in foundation. R408.5 -- Insp Cancelled : Denied
02/26/2020	Todd	1120 Foundation**No wood form material may be left in foundation. R408.5 -- Insp Cancelled : Denied

Building Permit Details

Permit Number:	247-15-004518-STR	Application Date:	08/18/2015	Status:	Finaled
Permit Name:	WILLIAMS, TERESA M	Issue Date:	09/01/2015		
Contractor:		Final Date:	09/14/2015		

Building Class:	Residential	Square Feet:	108	On Sewer:	
Class of Work:	Alteration - Single Family Dwelling	Bedrooms:		Permit Valuation:	\$12,166
Building Use:	BATHROOM ADDITION/REMODEL DONE W/O PERMIT	Stories:	1		

Inspections

Date	Init.	Comments
09/11/2015	Steven	1999 Final Building -- Insp Completed : Approved

Building Permit Details

Permit Number:	247-B11126	Application Date:	10/11/1983	Status:	Finaled
Permit Name:	SWARENS,ARNIE	Issue Date:	10/31/1983		
Contractor:	PURCELL INC	Final Date:	11/27/1984		
Building Class:	Residential	Square Feet:	0	On Sewer:	N
Class of Work:	New Construction	Bedrooms:	2	Permit Valuation:	\$125,000
Building Use:	RES	Stories:	1		

Inspections

Date	Init.	Comments
11/27/1984	LRR	FINAL APPROVED
04/23/1984	LRR	INSULATION APPROVED
04/17/1984	LRR	INSULATION DENIED LCN - NOT READY
04/05/1984	LRR	FRAMING APPROVED
03/22/1984	LRR	FIREPLACE THROAT APPROVED
11/01/1983	OLD	FTGS APPROVED TO POUR (J.B.)

Building Permit Details

Permit Number:	247-B7847	Application Date:	01/01/1980	Status:	Expired
Permit Name:	GARY,DALE	Issue Date:	07/01/1980		
Contractor:		Final Date:	04/23/1993		
Building Class:	Residential	Square Feet:		On Sewer:	
Class of Work:	New Construction	Bedrooms:	3	Permit Valuation:	\$50,000
Building Use:		Stories:			

Inspections

Date	Init.	Comments
04/23/1993	SYS	Mass deleted per DH IF OLDER THAN 01/01/1990 AND NO RECENT COMMENTS

Electrical Permit Details

Permit Number:	247-19-007660-ELEC-01	Application Date:	02/13/2020	Status:	Finaled
Permit Name:	BRACKEN FAMILY TRUST	Issue Date:	02/21/2020		
Contractor:	WOODHOUSE ENTERPRISES INC	Final Date:	04/10/2020		
Building Class:	Residential	Building Use:	UNPERMITTED HORSE BARN W/ 300SQFT ADDITION OF STABLES AND LEAN TO		
Class of Work:		Linked Permit:			

Service Description:

Branch circuits without service or feeder
Limited or restricted energy

Inspections

Date	Init.	Comments
04/10/2020	Todd	4999 Final Electrical -- Insp Completed : Approved

Electrical Permit Details

Permit Number:	247-16-000071-ELEC	Application Date:	01/06/2016	Status:	Closed
Permit Name:	WILLIAMS, TERESA M	Issue Date:	01/06/2016		
Contractor:	MONTES ELECTRIC LLC	Final Date:	01/08/2019		

Building Class:	Residential	Building Use:	REMODEL - MASTER BATHTUB & SHOWER RELOCATED
Class of Work:	Alteration - Single Family Dwelling	Linked Permit:	

Service Description:

Branch circuits without service or feeder

Inspections

Date	Init.	Comments
02/05/2016	Dan	4500 Rough Electrical -- Insp Completed : Approved

Electrical Permit Details

Permit Number:	247-15-004518-ELEC-01	Application Date:	09/01/2015	Status:	Finaled
Permit Name:	WILLIAMS, TERESA M	Issue Date:	09/01/2015		
Contractor:	JASON K BETHERS	Final Date:	09/11/2015		

Building Class:	Residential	Building Use:	BATHROOM ADDITION/REMODEL DONE W/O PERMIT
Class of Work:	Addition - Single Family Dwelling	Linked Permit:	

Service Description:

Branch circuits without service or feeder

Inspections

Date	Init.	Comments
09/11/2015	Steven	4999 Final Electrical -- Insp Completed : Approved

Electrical Permit Details

Permit Number:	247-E58823	Application Date:	05/11/2001	Status:	Finaled
Permit Name:	SWARENS,PATRICIA C	Issue Date:	05/11/2001		
Contractor:	PONDEROSA HEATING & COOLING	Final Date:	05/23/2001		

Building Class:	Residential	Building Use:	HEAT PUMP
Class of Work:	New Construction	Linked Permit:	

Service Description:

LIMITED ELECTRICAL ENERGY - 1 & 2 FAMILY DWELLING (1)
 LIMITED ELECTRICAL/HEATING, VENTILATION & AIR CONDITIONING SYSTEMS (1)

Inspections

Date	Init.	Comments
05/23/2001	RED	FINAL APPROVED

Electrical Permit Details

Permit Number:	247-E56114	Application Date:	08/16/2000	Status:	Finaled
Permit Name:	SWARENS,PATRICIA C	Issue Date:	08/16/2000		
Contractor:	GOWDY BROS. ELECTRIC, INCL	Final Date:	08/24/2000		

Building Class:	Residential	Building Use:	HEAT PUMP
Class of Work:	New Construction	Linked Permit:	

Service Description:

Inspections

Date	Init.	Comments
08/24/2000	RED	FINAL APPROVED

Electrical Permit Details

Permit Number:	247-E03025	Application Date:	03/06/1984	Status:	Finaled
Permit Name:	SWARENS,ARNIE	Issue Date:	03/06/1984		
Contractor:	HENDRICKS ELEC	Final Date:	11/27/1984		
Building Class:	Residential	Building Use:	RES		
Class of Work:	New Construction	Linked Permit:	11126		

Service Description:**Inspections**

Date	Init.	Comments
04/04/1984	OLD	C & S OK. CHANGE GROUNDING IN SUBPANEL. REMOVE 1 #6 TO ROD-SER TO SUB
03/07/1984	OLD	SERVICE ONLY

Mechanical Permit Details

Permit Number:	247-19-000050-MECH	Application Date:	01/04/2019	Status:	Finaled
Permit Name:	WILLIAMS, TERESA M	Issue Date:	01/04/2019		
Contractor:	MONTES ELECTRIC LLC	Final Date:	01/07/2019		
Building Class:	Residential	Building Use:			
Class of Work:	Alteration - Single Family Dwelling	Linked Permit:			

Service Description:

Ventilation fan connected to single duct

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	247-16-000070-MECH	Application Date:	01/06/2016	Status:	Expired
Permit Name:	WILLIAMS, TERESA M	Issue Date:	01/06/2016		
Contractor:	MONTES ELECTRIC LLC	Final Date:	08/12/2016		
Building Class:	Residential	Building Use:			
Class of Work:	Alteration - Single Family Dwelling	Linked Permit:			

Service Description:

Ventilation fan connected to single duct

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	247-15-004518-MECH-01	Application Date:	09/01/2015	Status:	Finaled
Permit Name:	WILLIAMS, TERESA M	Issue Date:	09/01/2015		

Contractor: **Final Date:** 09/11/2015

Building Class: Residential **Building Use:**
Class of Work: Addition - Single Family Dwelling **Linked Permit:**

Service Description:

Appliance vent installation, relocation or replacement not included in an appliance permit
Ventilation fan connected to single duct

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number: 247-14-006213-MECH **Application Date:** 10/17/2014 **Status:** Finaled
Permit Name: WILLIAMS, TERESA M **Issue Date:** 10/17/2014
Contractor: **Final Date:** 10/20/2014

Building Class: Residential **Building Use:**
Class of Work: New - Single Family Dwelling **Linked Permit:**

Service Description:

Gas fuel piping outlets

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number: 247-M21866 **Application Date:** 05/11/2001 **Status:** Finaled
Permit Name: SWARENS,PATRICIA C **Issue Date:** 05/11/2001
Contractor: PONDEROSA HEATING & COOLING **Final Date:** 05/23/2001

Building Class: Residential **Building Use:**
Class of Work: New Construction **Linked Permit:**

Service Description:

ISSUANCE FEE (1)
INSTALLATION OR RELOCATION OF FORCED-AIR OR GRAVITY-TYPE FURNACE OR BURNER, INCLUDING DUCTS AND VENTS ATTACHED TO SUCH APPLIANCE UP TO AND INCLUDING 100,000 BTU/H (1)
REPAIR OF, ALTERATION OF, OR ADDITION TO HEATING APPLIANCE, REFRIGERATION UNIT, COOLING UNIT, ABSORPTION UNIT, OR HEATING, COOLING, ABSORPTION OR EVAPORATIVE COOLING SYSTEM, INCLUDING INSTALLATION OF CONTROLS (1)

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number: 247-M20705 **Application Date:** 08/16/2000 **Status:** Finaled
Permit Name: SWARENS,PATRICIA C **Issue Date:** 08/16/2000
Contractor: PONDEROSA HEATING & COOLING **Final Date:** 02/06/2001

Building Class: Residential **Building Use:**
Class of Work: New Construction **Linked Permit:**

Service Description:

ISSUANCE FEE (1)

REPAIR OF, ALTERATION OF, OR ADDITION TO HEATING APPLIANCE, REFRIGERATION UNIT, COOLING UNIT, ABSORPTION UNIT, OR HEATING, COOLING, ABSORPTION OR EVAPORATIVE COOLING SYSTEM, INCLUDING INSTALLATION OF CONTROLS (1)
INSTALLATION OR RELOCATION OF FORCED-AIR OR GRAVITY-TYPE FURNACE OR BURNER, INCLUDING DUCTS AND VENTS ATTACHED TO SUCH APPLIANCE UP TO AND INCLUDING 100,000 BTU/H (1)

Inspections

No inspection records found.

Mechanical Permit Details

Permit Number:	247-M02637	Application Date:	10/11/1983	Status:	Finaled
Permit Name:	SWARENS,ARNIE	Issue Date:	10/11/1983		
Contractor:	CLYDE PURCELL	Final Date:	11/29/1984		
Building Class:	Residential	Building Use:			
Class of Work:	New Construction	Linked Permit:			

Service Description:**Inspections**

No inspection records found.

Plumbing Permit Details

Permit Number:	247-19-007660-PLM-01	Application Date:	02/13/2020	Status:	Finaled
Permit Name:	BRACKEN FAMILY TRUST	Issue Date:	02/21/2020		
Contractor:	ALCOVE CONSTRUCTION INC	Final Date:	04/09/2020		
Building Class:	Residential	Linked Permit:			
Class of Work:					

Service Description:

Backflow preventer

Inspections

Date	Init.	Comments
04/09/2020	Todd	3999 Final Plumbing -- Insp Completed : Approved
03/20/2020	Todd	3500 Rough Plumbing -- Insp Completed : Approved
	Todd	3500 Rough Plumbing -- Insp Cancelled : Cancelled

Plumbing Permit Details

Permit Number:	247-16-000072-PLM	Application Date:	01/06/2016	Status:	Closed
Permit Name:	WILLIAMS, TERESA M	Issue Date:	01/06/2016		
Contractor:	BLUE WATER PLUMBING & WATER TREATMENT LLC	Final Date:	01/08/2019		
Building Class:	Residential	Linked Permit:			
Class of Work:	Alteration - Single Family Dwelling				

Service Description:

Tub/shower/shower pan

Inspections

Date	Init.	Comments
02/12/2016	Dan	3650 Shower Pan**Date: 2/12/2016 Protect floor in front of shower. Shower has no curb. -- Insp Completed : Approved with Conditions
01/15/2016	Steven	3500 Rough Plumbing -- Insp Completed : Approved

Plumbing Permit Details

Permit Number:	247-15-004518-PLM-01	Application Date:	09/01/2015	Status:	Finaled
Permit Name:	WILLIAMS, TERESA M	Issue Date:	09/01/2015		
Contractor:	BLUE WATER PLUMBING & WATER TREATMENT LLC	Final Date:	09/11/2015		
Building Class:	Residential	Linked Permit:			
Class of Work:	Addition - Single Family Dwelling				
Service Description:	Sink/basin/lavatory Tub/shower/shower pan Water closet				

Inspections

Date	Init.	Comments
09/11/2015	Steven	3999 Final Plumbing -- Insp Completed : Approved

Plumbing Permit Details

Permit Number:	247-P01423	Application Date:	04/05/1984	Status:	Finaled
Permit Name:	SWARENS,ARNIE	Issue Date:	04/05/1984		
Contractor:	GARY NICHESON PLUMBING	Final Date:	04/11/1984		
Building Class:	Residential	Linked Permit:	11126		
Class of Work:	New Construction				
Service Description:					

Inspections

Date	Init.	Comments
04/11/1984	OLD	PLUMBING TOP OUT APPROVED

Septic Permit Details

Permit Number:	247-19-001660-AUTH	Application Date:	12/18/2019	Status:	Authorization Approved
Permit Name:	BRACKEN FAMILY TRUST	Issue Date:	02/21/2020		
Contractor:	ALCOVE CONSTRUCTION INC	Final Date:			
Building Class:	Residential	Tank Material:		Maximum Trench Depth:	
Class of Work:	Authorization - Accessory Structure	DEQ Approval Number:		Trench Length:	
Building Use:	AUTH NOTICE - UNPERMITTED HORSE BARN W/ 300SQFT ADDITION OF STABLES AND LEAN TO	Service Code:		Tank Capacity:	
				Daily Flow Rate:	
Linked Feasibility Permit:		System Type			

Inspections

No inspection records found.

Septic Permit Details

Permit Number:	247-S55930	Application Date:	04/25/2006	Status:	Finaled
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Permit Name: SWARENS,PATRICIA C
Contractor: MT DEVELOPMENT

Issue Date: 04/25/2006
Final Date: 06/19/2006

Building Class: Residential	Tank Material: CONCRETE	Maximum Trench Depth: 16
Class of Work: Repair	DEQ Approval Number:	Trench Length: 375
Building Use: RESIDENCE	Service Code: Repair permit, drainfield	Tank Capacity: 1500-2UO
Linked Feasibility Permit:	System Type: REPAIR PERMIT MAJOR	Daily Flow Rate: 450

Inspections

Date	Init.	Comments
06/16/2006	JEF	PRECOVER AND FINAL CAP OK.
06/15/2006	MAS	TA FORM SUBMITTED W/ PUMPER RECEIPT
04/24/2006	JEF	MET INSTALLER RICK AND BILL ON SITE. TEST PITS WEST OF EXISTING DF SHOWED LS TO 20, 23 AND 24". FRACTURED PLATY ROCK AT 24-30" WITH AN UNEVEN BOUNDARY. AREA IS A PASTURE WITH SLOPE AND MARGINAL SOILS.

Septic Permit Details

Permit Number: 247-S2432	Application Date: 07/01/1980	Status: Finaled
Permit Name: GARY,DALE	Issue Date: 07/01/1980	
Contractor:	Final Date: 07/24/1984	

Building Class: Residential	Tank Material:	Maximum Trench Depth:
Class of Work: New System	DEQ Approval Number:	Trench Length: 240
Building Use: RES	Service Code:	Tank Capacity:
Linked Feasibility Permit:	System Type	Daily Flow Rate:

Inspections

No inspection records found.

Assessor's Office Supplemental Information

Legal Description: Subdivision: INDIAN FORD MEADOWS Lot: 2 Block: 2

Property Class: 401 -- TRACT

Maintenance Area: 6

Study Area: 11

Neighborhood: 001

STATEMENT OF TAX ACCOUNT
DESCHUTES COUNTY TAX COLLECTOR
DESCHUTES SERVICES BUILDING
BEND OR 97703
(541) 388-6540

17-May-2024

BRACKEN FAMILY TRUST
BRACKEN, THOMAS M TTEE
694 N LARCH ST 1885
SISTERS OR 97759

Tax Account #	135673	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	6008
Situs Address	69520 DEER RIDGE RD SISTERS 97759	Interest To	May 17, 2024

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,832.84	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$12,192.61	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,707.67	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,287.44	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$11,016.18	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,658.99	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$10,329.02	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,146.03	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,363.31	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,807.25	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,838.50	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,349.26	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,266.21	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,466.84	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$9,176.47	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,958.36	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$8,584.93	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,875.72	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,717.39	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,504.14	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$7,045.46	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,867.45	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$6,769.58	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,695.81	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,519.85	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,356.90	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,299.64	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$5,356.74	Nov 15, 1996
Total		\$0.00	\$0.00	\$0.00	\$0.00		

REAL PROPERTY TAX STATEMENT

JULY 1, 2023 TO JUNE 30, 2024

DESCHUTES COUNTY, OREGON

1300 NW WALL ST STE 203, BEND, OR 97703

TAX ACCOUNT: 135673

BRACKEN FAMILY TRUST
BRACKEN, THOMAS M TTEE
694 N LARCH ST 1885
SISTERS OR 97759

PROPERTY DESCRIPTION

CODE: 6008 MAP: 141034-00-02100 CLASS: 401

SITUS ADDRESS: 69520 DEER RIDGE RD SISTERS

LEGAL: INDIAN FORD MEADOWS 2 2

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	369,000	344,500
STRUCTURES	966,420	970,220
TOTAL RMV	1,335,420	1,314,720
MAXIMUM ASSESSED VALUE	800,880	824,900
TOTAL ASSESSED VALUE	800,880	824,900
VETERAN'S EXEMPTION	0	0
NET TAXABLE:	800,880	824,900
TOTAL PROPERTY TAX:	12,192.61	12,832.84

TAX QUESTIONS (541) 388-6540
ASSESSMENT QUESTIONS (541) 388-6508
For Property Information: dial.deschutes.org

TAX BY DISTRICT

SCHOOL DISTRICT #6	3,381.84
SCHOOL #6 LOCAL OPTION	618.68
C O C C	511.77
HIGH DESERT ESD	79.52
EDUCATION TOTAL:	4,591.81
DESCHUTES COUNTY	1,054.47
COUNTY LIBRARY	453.70
COUNTYWIDE LAW ENFORCEMENT	1,031.13
RURAL LAW ENFORCEMENT	1,278.60
COUNTY EXTENSION/4H	18.48
9-1-1	298.45
SISTERS/CAMP SHERMAN FIRE DIST	2,253.38
SISTERS PARK & RECREATION DIST	181.48
SISTERS PARK & REC LOCAL OPTION	123.74
GENERAL GOVT TOTAL:	6,693.43
COUNTY LIBRARY BOND	258.28
SISTERS/CAMP SHERMAN BOND	131.65
SCHOOL #6 BOND 2016	286.57
SCHOOL #6 BOND 2021	738.53
C O C C BOND	66.32
DEPT OF FORESTRY FIRE PATROL	66.25
BONDS - OTHER TOTAL:	1,547.60

Full Payment with 3% Discount \$12,447.85

Discount is lost after due date and interest may apply

PAYMENT OPTIONS:

- * Online www.deschutes.org/tax
- * By Mail to Deschutes County Tax, PO Box 7559
Bend OR 97708-7559
- * Drop Box located at 1300 NW Wall Street, Bend
or 411 SW 9th Street, Redmond
- * In Person 1300 NW Wall Street, Ste 203, Bend (2nd Floor)

*Please include this coupon with payment. Please do not staple, paper clip or tape your payment.***Payment Due November 15, 2023**

Please select payment option

TAX ACCOUNT: 135673

- ☐ Full Payment (3% Discount) \$12,447.85
No Additional Payment Due
- ☐ Two-Thirds Payment (2% Discount) \$8,384.13
Next Payment Due 05/15/24
- ☐ One-Third Payment (No Discount) \$4,277.62
Next Payment Due 02/15/24

AMOUNT ENCLOSED

\$

Please make checks payable
to Deschutes County Tax Collector

BRACKEN FAMILY TRUST
BRACKEN, THOMAS M TTEE
694 N LARCH ST 1885
SISTERS OR 97759

- ☐ Change my Mailing Address
(Mailing address change form on reverse)

Deschutes County Tax Collector
PO Box 7559
Bend OR 97708-7559

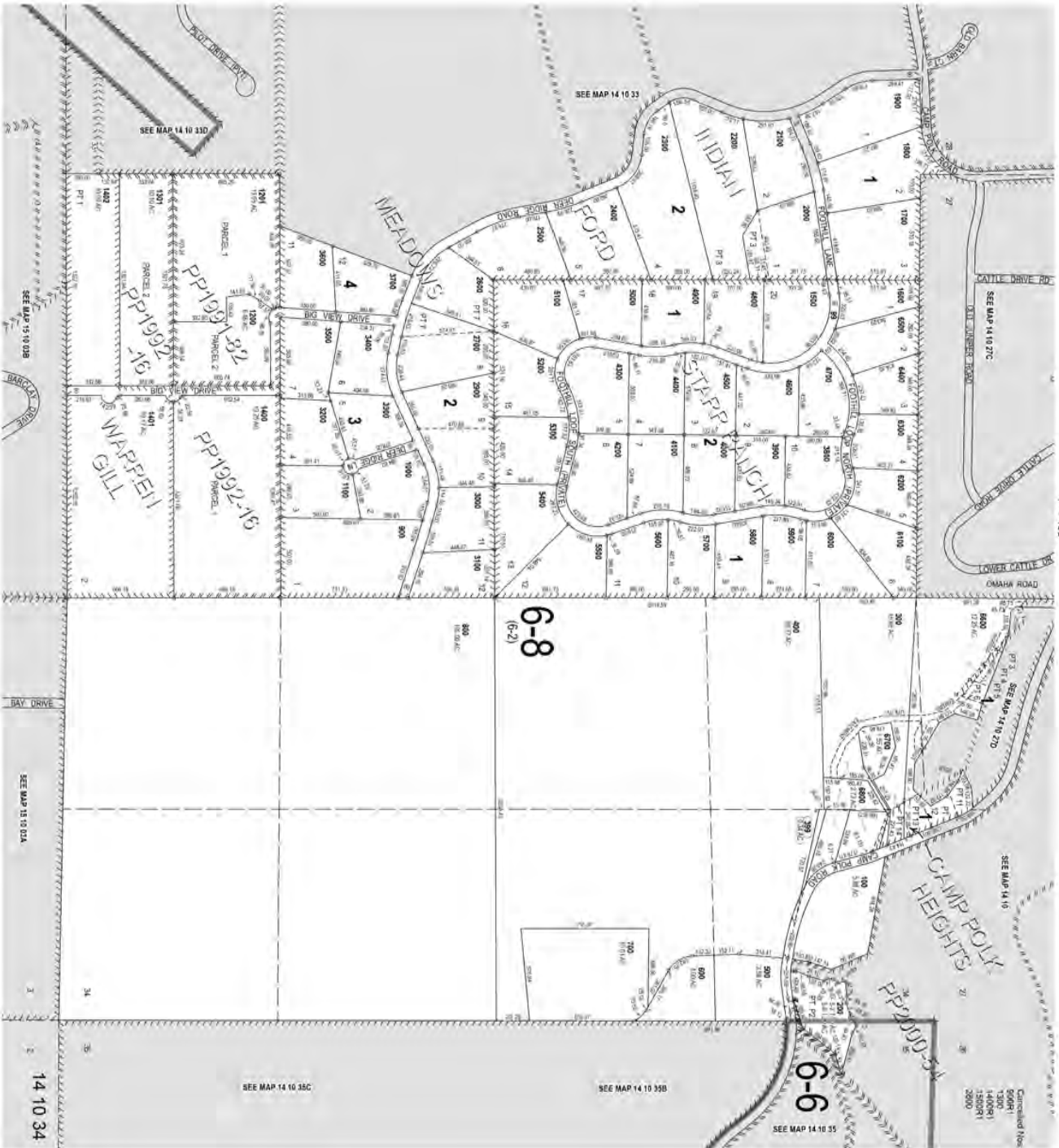
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3/22/2022

SECTION 34 T.14S. R.10E. W.M.
DESCHUTES COUNTY

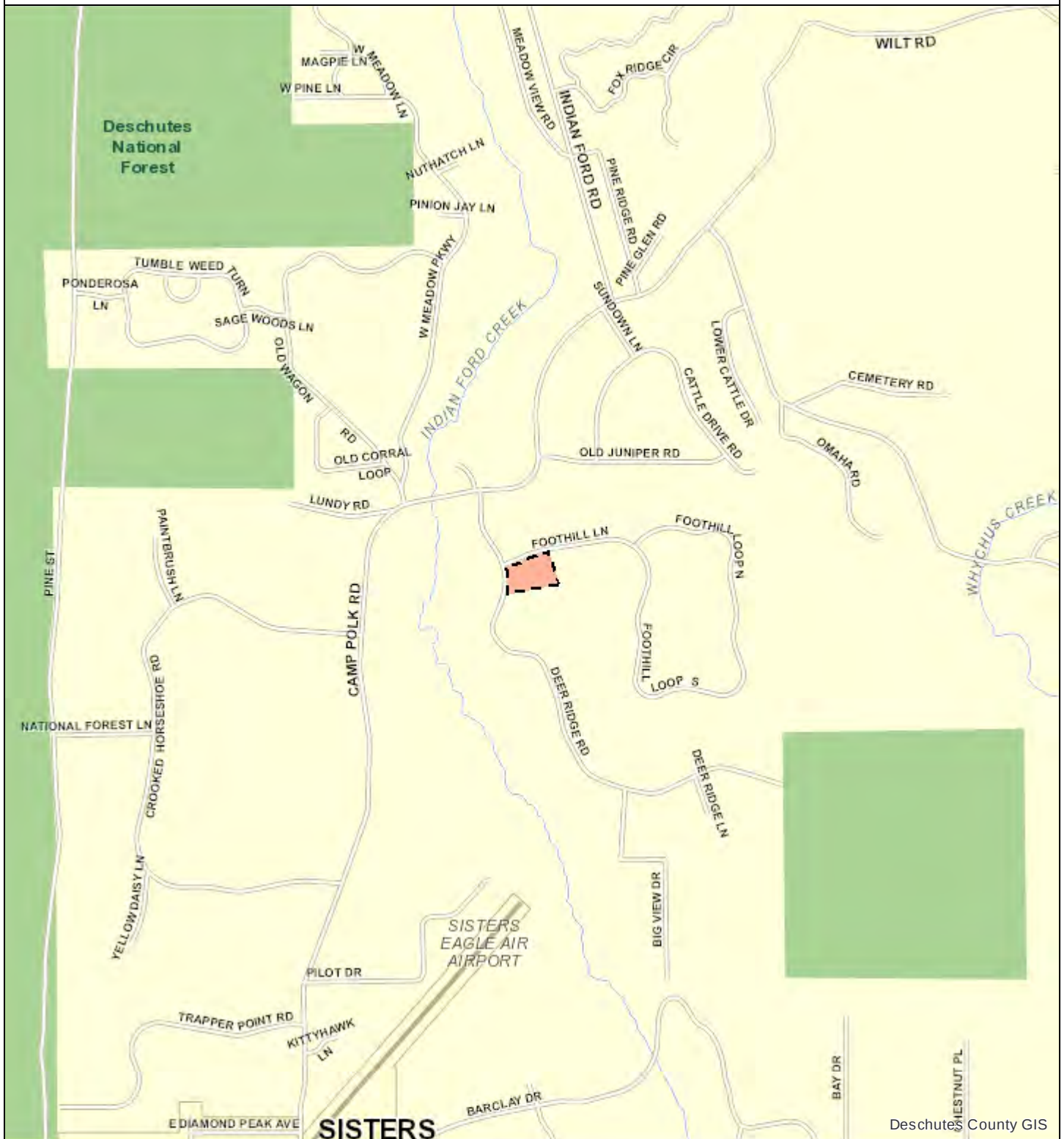
1" = 400'

14 10 34



Deschutes County Property Information - Dial

Road Map



Deschutes County GIS



Map and Taxlot: 1410340002100



RECORDING REQUESTED BY:



220 S Pine Street, Suite 102
Sisters, OR 97759

GRANTOR'S NAME:

Teresa M. Williams

GRANTEE'S NAME:

Thomas M. Bracken, Trustee of the Bracken Family Trust dated
September 6, 2013

AFTER RECORDING RETURN TO:

Order No.: WT0168490-TLV

Thomas M. Bracken, Trustee of the Bracken Family Trust dated
September 6, 2013
694 N. Larch Street, Unit 1885
Sisters, OR 97759

SEND TAX STATEMENTS TO:

Thomas M. Bracken, Trustee of the Bracken Family Trust dated
September 6, 2013
694 N. Larch Street, Unit 1885
Sisters, OR 97759

APN: 135673

Map: 1410340002100

Deschutes County Official Records **2019-07698**
D-D
Str=1 BN **03/13/2019 02:11 PM**
\$20.00 \$11.00 \$10.00 \$61.00 \$6.00 **\$108.00**

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Nancy Blankenship - County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Teresa M. Williams, Grantor, conveys and warrants to **Thomas M. Bracken, Trustee of the Bracken Family Trust dated September 6, 2013**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Deschutes, State of Oregon:

Lot 2, Block 2, INDIAN FORD MEADOWS, Plat filed August 16, 1976, in Cabinet B, Page 187, in the
office of the County Clerk for Deschutes County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED TWENTY-FIVE
THOUSAND AND NO/100 DOLLARS (\$925,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

STATUTORY WARRANTY DEED

(continued)

9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3-12-2019


Teresa M. Williams

State of OREGON

County of Deschutes

This instrument was acknowledged before me on 3-12-19 by Teresa M. Williams.


Notary Public - State of Oregon

My Commission Expires: 1-21-2022

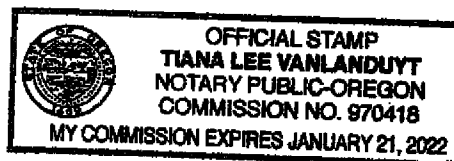


EXHIBIT "A"

Exceptions

Subject to:

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2018-2019
Amount: \$10,658.99
Levy Code: 6008
Account No.: 135673
Map No.: 1410340002100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of the Three Sisters Irrigation District.

Liens, fees, assessments and regulations, if any, of the each lot owner for maintenance of roads.

Easements, conditions, restrictions and notes as delineated on the recorded plat.

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 17, 1976
Recording No: 235-835

Amendment(s)/Modification(s) of said covenants, conditions and restrictions,

Recording Date: December 7, 1976
Recording No: 241-946

Amendment(s)/Modification(s) of said covenants, conditions and restrictions,

Recording Date: December 6, 1990
Recording No: 224-1592

Amendment(s)/Modification(s) of said covenants, conditions and restrictions,

Recording Date: December 6, 1990
Recording No: 224-1594

Amendment(s)/Modification(s) of said covenants, conditions and restrictions,

Recording Date: December 6, 1990
Recording No: 224-1598

EXHIBIT "A"
Exceptions

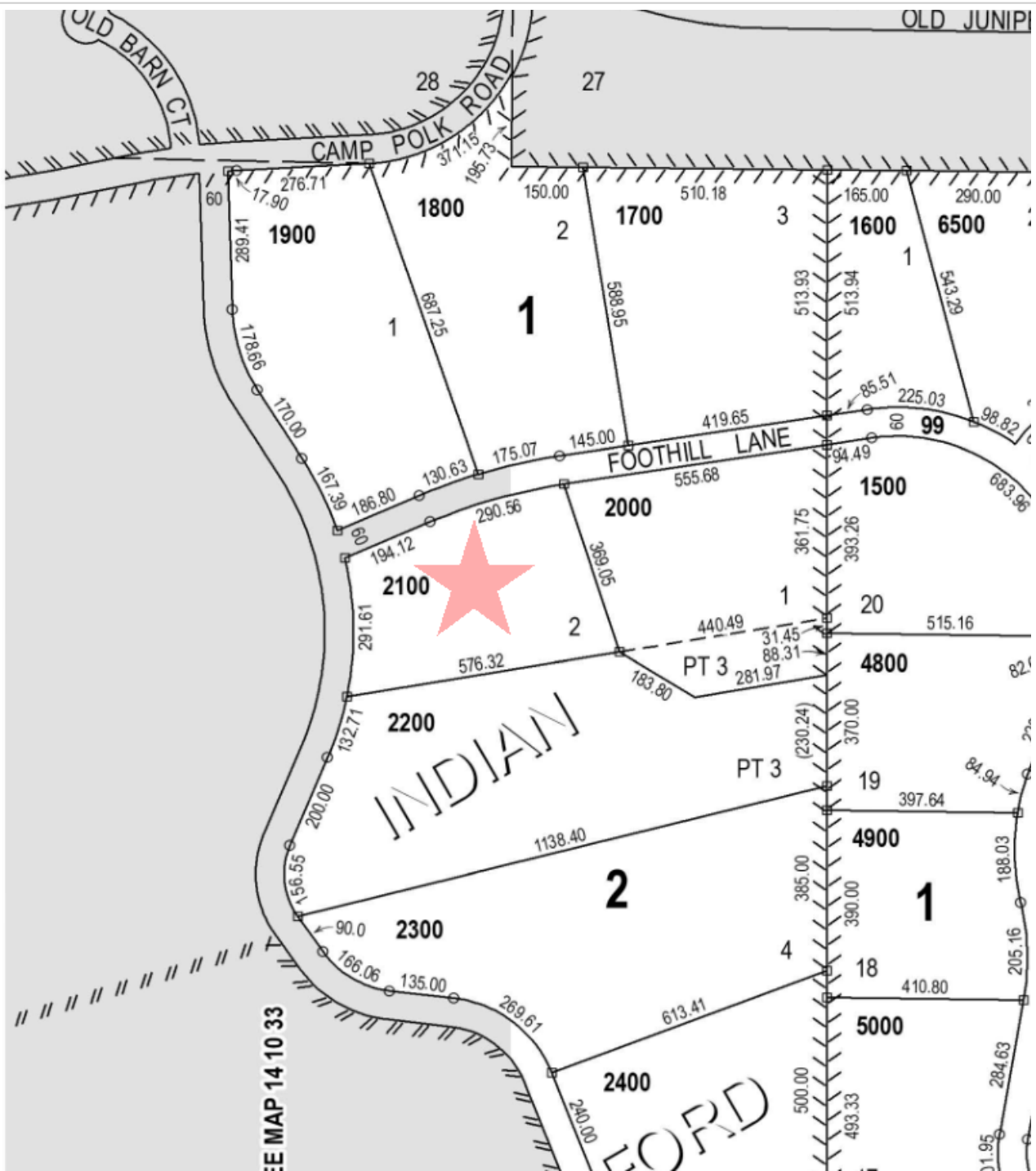
Amendment(s)/Modification(s) of said covenants, conditions and restrictions,

Recording Date: May 11, 1992
Recording No: 264-2569

Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: January 26, 1990
Recording No: 201-1484

Liens and assessments, if any, by the Crooked Horseshoe Homeowner's Association.



Parcel ID: 135673

Site Address: 69520 Deer Ridge Rd

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.

Aerial Map



Parcel ID: 135673

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