



TICOR TITLE™

Property Profile Report

Client Name:

Today's Date:

05/22/2025

Owner Name:

Wuth, Bradyn James

Property Address:

**6173 Savannah St SE
Albany OR 97322 6149**

Reference Number:

11S03W29BA09100

Account Number:

0947550

Seven Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
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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.TicorMidValley.com

For all your customer service needs: MVCS@TicorTitle.com

**Parcel Information**

Parcel #:	0947550
Tax Lot:	11S03W29BA09100
Site Address:	6173 Savannah St SE
	Albany OR 97322 - 6149
Owner:	Wuth, Bradyn James
	6173 Savannah St SE
	Albany OR 97322 - 6149
Twtn/Range/Section:	11S / 03W / 29 / NW
Parcel Size:	0.12 Acres (5,227 SqFt)
Plat/Subdivision:	Henshaw Farm Estates No. 2
Lot:	94
Census Tract/Block:	020700 / 2015
Levy Code Area:	00801
Levy Rate:	19.9031
Market Value Land:	\$135,740.00
Market Value Impr:	\$320,240.00
Market Value Total:	\$455,980.00
Assessed Value:	\$218,860.00

Tax Information

Tax Year	Annual Tax
2024	\$4,355.99
2023	\$1,001.85
2022	\$986.11

Legal

HENSHAW FARM ESTATES NO. 2 - LOT 94

Land

Land Use:	101 - RESIDENTIAL IMPROVED	Zoning:	Albany-RS-5 - Rs-5 -- Residential Single Family
Watershed:	Lower Calapooia River	Std Land Use:	1001 - Single Family Residential
Recreation:		School District:	8J - Greater Albany
Primary School:	Tangent Elementary School	Middle School:	Memorial Middle School
High School:	West Albany High School		

Improvement

Year Built:	2023	Stories:	2	Finished Area:	2,030 SqFt
Bedrooms:	3	Bathrooms:	2	Pool:	
Bldg Type:	143 - Two Story				

Transfer Information

Rec. Date:	11/15/2023	Sale Price:	\$463,900.00	Doc Num:	DN 2023-13136	Doc Type:	Deed
Owner:	Bradyn Wuth			Grantor:			
Orig. Loan Amt:				Title Co:			
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.

Subject Property

6173 Savannah St SE, Albany OR 97322

APN: 0947550

Rec Date	Doc Type	Sale/Loan	Doc No	Buyer	Seller
11/15/2023	Deed	\$463,900	DN 2023-13136	Bradyn Wuth	
11/15/2023	Stand Alone Mortgage	\$440,705	13137	Wuth, Bradyn James	

Last Vesting

Recording Date: 11/15/2023	Doc Number: DN 2023-13136	Doc Type: Deed
Sale Price: \$463,900	Intrafamily: N	Multiple Parcels: N
Sale Type:	Vesting:	Title Company:
Buyer: Bradyn Wuth		
Seller:		

Mortgage

Recording Date: 11/15/2023	Doc Number: 13137	Doc Type: Stand Alone Mortgage
Loan Amount: \$440,705	Loan Type: New Conventional	Financing Type:
Lender Name: Mortgage Express LL	Interest Rate: 7.57	Maturity Date: 12/01/2053
Borrower: Wuth, Bradyn James		Title Company: First American Title

Linn County
2024 Real Property Assessment Report
Account 947550

Map 11S03W29-BA-09100
Code - Tax ID 00801 - 947550

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr HENSHAW FARM ESTATES NO. 2
Lot - 94

Mailing WUTH BRADYN JAMES
6173 SAVANNAH ST SE
ALBANY OR 97322

Deed Reference # 2023-13136
Sales Date/Price 11-15-2023 / \$463,900
Appraiser VANDERWOOD, LISA

Property Class 101 **MA** **SA** **NH**
RMV Class 101 02 01 008

Site	Situs Address	City
	6173 SAVANNAH ST SE	ALBANY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
00801	Land	135,740		Land	11,420 48.6
	Impr	320,240		Impr	155,640
Code Area Total		455,980	218,860	218,860	167,060
Grand Total		455,980	218,860	218,860	167,060

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
00801					CITY OSD - AVERAGE	100			18,500
					LANDSCAPE - AVERAGE	100			5,000
	1	<input checked="" type="checkbox"/>			Market	100	5,044 SF		112,240
	Code Area Total						5,044 SF		135,740

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
00801	1	2023	143	RES Two story	100	2,030			317,240
	2		110	Residential Other Improvements	100	0			3,000
Code Area Total						2,030			320,240

Appraisal Maint 2024-MAINTENANCE (RES - NEW CONSTRUCTION)

Comments 2022: TRANSFER ACCT 128583 FROM 11S03W29 TL300 TO 11S03W29BA TL100; THEN SEG TL 100 (ACCT 128583) TO CREATE HENSHAW FARM ESTATES NO. 2 LOTS 6 THRU 133 & TRACTS A & B. LAND RE-CALC FOR ALL LOTS. 3/22 LV
24MX: PLANS FOR NSFR. RES COMPLETE. ADDED RES, OSD, LDSCP & RA PKG AS EXCEPTION. 12/23 LV

STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214

300 4th Ave SW, PO Box 100

Albany, Oregon 97321-8600

(541) 967-3808

22-May-2025

WUTH BRADYN JAMES
6173 SAVANNAH ST SE
ALBANY OR 97322

Tax Account #	947550	Lender Name	CLG - RESURGENT CAPITAL SERVICES
Account Status	A	Loan Number	
Roll Type	Real	Property ID	00801
Situs Address	6173 SAVANNAH ST SE ALBANY OR 97322	Interest To	May 22, 2025

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2024	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$4,355.99	Nov 15, 2024
2023	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,001.85	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$986.11	Nov 15, 2022
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$6,343.95	



After recording return to:
Bradyn J. Wuth
6173 Savannah Street SE
Albany, OR 97322

Until a change is requested all tax
statements shall be sent to the
following address:
Bradyn J. Wuth
6173 Savannah Street SE
Albany, OR 97322

File No.: 7091-4111218 (BR)
Date: November 06, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

LINN COUNTY, OREGON **2023-13136**
D-BS
Stn=10122 S. WILSON **11/15/2023 10:48:01 AM**
\$25.00 \$11.00 \$10.00 \$60.00 \$19.00 **\$125.00**
I, Marcie Richey, County Clerk for Linn County, Oregon, certify that
the instrument identified herein was recorded in the Clerk records.
Marcie Richey - County Clerk

STATUTORY BARGAIN AND SALE DEED

Lennar Northwest, LLC, a Delaware limited liability company, formerly known as Lennar Northwest, Inc., a Delaware Corporation, Grantor, conveys to **Bradyn James Wuth, Grantee,** the following described real property:

LEGAL DESCRIPTION: Real property in the County of Linn, State of Oregon, described as follows:

LOT 94, HENSHAW FARM ESTATES NO. 2, IN THE CITY OF ALBANY, COUNTY OF LINN, STATE OF OREGON. (PLAT VOLUME 25, PAGE 40)

Subject to the Covenants and Restrictions Concerning Arbitration and Resolution of Disputes attached hereto as Exhibit A and incorporated by reference.

The true consideration for this conveyance is **\$463,900.00.** (Here comply with requirements of ORS 93.030)

APN:

Bargain and Sale Deed
- continued

File No.: LennarMst2 (JEJ)

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.

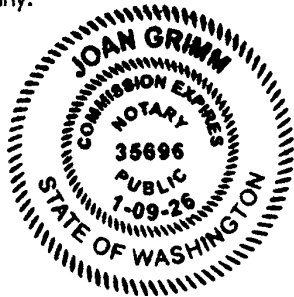
Dated this 21 day of June, 20 23

Lennar Northwest, LLC, a Delaware limited liability company

By: Marci Ann Buck
Name: Marci Ann Buck
Title: Authorized agent

STATE OF Washington)
County of Clark)ss.
)

This instrument was acknowledged before me on this 21 day of June, 20 23 by Marci Ann Buck as Authorized agent of Lennar Northwest, LLC, on behalf of the limited liability company.



[Signature]
Notary Public for Washington
My commission expires: 1-9-26

Bargain and Sale Deed
- continued

Exhibit A

Covenants and Restrictions Concerning
Arbitration and Resolution of Disputes

These Covenants and Restrictions ("Deed Restrictions") concerning arbitration and resolution of disputes are incorporated into the Deed to Grantee and are made covenants running with the land in perpetuity, binding upon all subsequent grantees, purchasers, successors, and assigns.

1. Grantor and Grantee specifically agree that this transaction involves interstate commerce and that any Dispute (as hereinafter defined) shall first be submitted to mediation and, if not settled during mediation, shall thereafter be submitted to binding arbitration as provided by the Federal Arbitration Act (9 U.S.C. §§1 et seq.) and not by or in a court of law or equity. "**Disputes**" (whether contract, warranty, tort, statutory or otherwise) shall include, but are not limited to, any and all controversies, disputes or claims (1) arising under, or related to, this Deed, the underlying purchase agreement for the sale and conveyance of the Property, the Property, the community in which the Property is located, or any dealings between Grantee and Grantor; (2) arising by virtue of any representations, promises or warranties alleged to have been made by Grantor or Grantor's representative; (3) relating to personal injury or property damage alleged to have been sustained by Grantee, Grantee's children or other occupants of the Property, or in the community in which the Property is located; or (4) issues of formation, validity or enforceability of this Section. Grantee has accepted this Deed on behalf of his or her children and other occupants of the Property with the intent that all such parties be bound hereby. Any Dispute shall be submitted for binding arbitration within a reasonable time after such Dispute has arisen. Nothing herein shall extend the time period by which a claim or cause of action may be asserted under the applicable statute of limitations or statute of repose, and in no event shall the dispute be submitted for arbitration after the date when institution of a legal or equitable proceeding based on the underlying claims in such Dispute would be barred by the applicable statute of limitations or statute of repose.

1.1 Any and all mediations commenced by Grantor or Grantee shall be filed with and administered by the American Arbitration Association or any successor thereto ("**AAA**") in accordance with the AAA's Home Construction Mediation Procedures in effect on the date of the request. If there are no Home Construction Mediation Procedures currently in effect, then the AAA's Construction Industry Mediation Rules in effect on the date of such request shall be utilized. Any party who will be relying upon an expert report or repair estimate at the mediation shall provide the mediator and the other parties with a copy of the reports. If one or more issues directly or indirectly relate to alleged deficiencies in design, materials or construction, all parties and their experts shall be allowed to inspect, document (by photograph, videotape or otherwise) and test the alleged deficiencies prior to mediation. Unless mutually waived in writing by the Grantor and Grantee, submission to mediation is a condition precedent to either party taking further action with regard to any matter covered hereunder.

1.2 If the Dispute is not fully resolved by mediation, the Dispute shall be submitted to binding arbitration and administered by the AAA in accordance with the AAA's Home Construction Arbitration Rules in effect on the date of the request. If there are no Home Construction Arbitration Rules currently in effect, then the AAA's Construction Industry Arbitration Rules in effect on the date of such request shall be utilized. Any judgment upon the award rendered by the arbitrator may be entered in and enforced by any court having jurisdiction over such Dispute. If the claimed amount exceeds \$250,000.00

Bargain and Sale Deed
- continued

or includes a demand for punitive damages, the Dispute shall be heard and determined by three arbitrators; however, if mutually agreed to by the parties, then the Dispute shall be heard and determined by one arbitrator. Arbitrators shall have expertise in the area(s) of Dispute, which may include legal expertise if legal issues are involved. All decisions respecting the arbitrability of any Dispute shall be decided by the arbitrator(s). At the request of any party, the award of the arbitrator(s) shall be accompanied by detailed written findings of fact and conclusions of law. Except as may be required by law or for confirmation of an award, neither a party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both Grantor and Grantee.

1.3 The waiver or invalidity of any portion of this Section 1 shall not affect the validity or enforceability of the remaining portions of Section 1 of these Deed Restrictions. Grantee and Grantor further agree (1) that any Dispute involving Grantor's affiliates, directors, officers, employees and agents shall also be subject to mediation and arbitration as set forth herein, and shall not be pursued in a court of law or equity; (2) that Grantor may, at its sole election, include Grantor's contractors, subcontractors and suppliers, as well as any warranty company and insurer as parties in the mediation and arbitration; and (3) that the mediation and arbitration will be limited to the parties specified herein.

1.4 To the fullest extent permitted by applicable law, Grantor and Grantee agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any other arbitration, judicial, or similar proceeding shall be given preclusive or collateral estoppel effect in any arbitration hereunder unless there is mutuality of parties. In addition, Grantor and Grantee further agree that no finding or stipulation of fact, no conclusion of law, and no arbitration award in any arbitration hereunder shall be given preclusive or collateral estoppel effect in any other arbitration, judicial, or similar proceeding unless there is mutuality of parties.

1.5 Unless otherwise recoverable by law or statute, each party shall bear its own costs and expenses, including attorneys' fees and paraprofessional fees, for any mediation and arbitration. Notwithstanding the foregoing, if a party unsuccessfully contests the validity or scope of arbitration in a court of law or equity, the noncontesting party shall be awarded reasonable attorneys' fees, paraprofessional fees and expenses incurred in defending such contest, including such fees and costs associated with any appellate proceedings. In addition, if a party fails to abide by the terms of a mediation settlement or arbitration award, the other party shall be awarded reasonable attorneys' fees, paraprofessional fees, and expenses incurred in enforcing such settlement or award.

1.6 Grantee may obtain additional information concerning the rules of the AAA by visiting its website at www.adr.org or by writing the AAA at 335 Madison Avenue, New York, New York 10017.

1.7 Grantor supports the principles set forth in the Consumer Due Process Protocol developed by the National Consumer Dispute Advisory Committee and agrees to the following:

1.7.1 Notwithstanding the requirements of arbitration stated in Section 1.2 of these Deed Restrictions, Grantee shall have the option, after pursuing mediation as provided herein, to seek relief in a small claims court for disputes or claims within the scope of the court's jurisdiction in lieu of proceeding to arbitration. This option does not apply to any appeal from a decision by a small claims court.

1.7.2 Any mediator and associated administrative fees incurred shall be shared equally by Grantor and Grantee; however, Grantor and Grantee each agree to pay for their own attorneys' fees and costs.

1.7.3 The fees for any claim pursued via arbitration shall be apportioned as provided in the Home Construction Rules of the AAA or other applicable rules.

1.8 Notwithstanding the foregoing, if either Grantor or Grantee seeks injunctive relief, and not monetary damages, from a court because irreparable damage or harm would otherwise be suffered by either party before mediation or arbitration could be conducted, such actions shall not be interpreted to indicate that either party has waived the right to mediate or arbitrate. The right to mediate and arbitrate should also not be considered waived by the filing of a counterclaim by either party once a claim for injunctive relief had been filed with a court.

1.9 GRANTOR AND GRANTEE AGREE THAT THE PARTIES MAY BRING CLAIMS AGAINST THE OTHER ONLY ON AN INDIVIDUAL BASIS AND NOT AS A MEMBER IN ANY PURPORTED CLASS OR REPRESENTATIVE ACTION OR COLLECTIVE PROCEEDING. THE ARBITRATOR(S) MAY NOT CONSOLIDATE OR JOIN CLAIMS REGARDING MORE THAN ONE PROPERTY AND MAY NOT OTHERWISE PRESIDE OVER ANY FORM OF A CONSOLIDATED, REPRESENTATIVE, OR CLASS PROCEEDING. ALSO, THE ARBITRATOR(S) MAY AWARD RELIEF (INCLUDING MONETARY, INJUNCTIVE, AND DECLARATORY RELIEF) ONLY IN FAVOR OF THE INDIVIDUAL PARTY SEEKING RELIEF AND ONLY TO THE EXTENT NECESSARY TO PROVIDE RELIEF NECESSITATED BY THAT PARTY'S INDIVIDUAL CLAIM(S). ANY RELIEF AWARDED CANNOT BE AWARDED ON CLASS-WIDE OR MASS-PARTY BASIS OR OTHERWISE AFFECT PARTIES WHO ARE NOT A PARTY TO THE ARBITRATION. NOTHING IN THE FOREGOING PREVENTS GRANTOR FROM EXERCISING ITS RIGHT TO INCLUDE IN THE MEDIATION AND ARBITRATION THOSE PERSONS OR ENTITIES REFERRED TO IN SECTION 1.3 ABOVE.

1.10 THESE DEED RESTRICTIONS REQUIRING ARBITRATION AND RESOLUTION OF DISPUTES ARE INCORPORATED INTO THE DEED TO GRANTEE AND ARE MADE COVENANTS RUNNING WITH THE LAND IN PERPETUITY, BINDING UPON ALL SUBSEQUENT GRANTEES, PURCHASERS, SUCCESSORS, AND ASSIGNS.

2. Notwithstanding the Grantor and Grantee's obligation to submit any Dispute to mediation and arbitration, in the event that a particular dispute is not subject to the mediation or the arbitration provisions of Section 1 of this Deed, then the Grantor and Grantee agree to the following provisions: GRANTEE ACKNOWLEDGES THAT JUSTICE WILL BEST BE SERVED IF ISSUES REGARDING THIS DEED ARE HEARD BY A JUDGE IN A COURT PROCEEDING, AND NOT A JURY. GRANTEE AND GRANTOR AGREE THAT ANY DISPUTE, CLAIM, DEMAND, ACTION, OR CAUSE OF ACTION SHALL BE HEARD BY A JUDGE IN A COURT PROCEEDING AND NOT A JURY. GRANTEE AND GRANTOR HEREBY WAIVE THEIR RESPECTIVE RIGHT TO A JURY TRIAL.

3. Grantee, by acceptance of this Deed, automatically agrees for itself, and all subsequent owners of the Property, to observe and to be bound by all of the terms and conditions set forth in this Deed and in the documents identified above, all exhibits attached thereto, and all future amendments thereof including, without limitation, the provisions of any declarations or other covenants and restrictions applicable to the Property. The term Grantee used in this Deed shall include Grantee's heirs, personal representatives, successors and assigns.



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.

Full Assessor Map



Parcel ID: 0947550

Site Address: 6173 Savannah St SE

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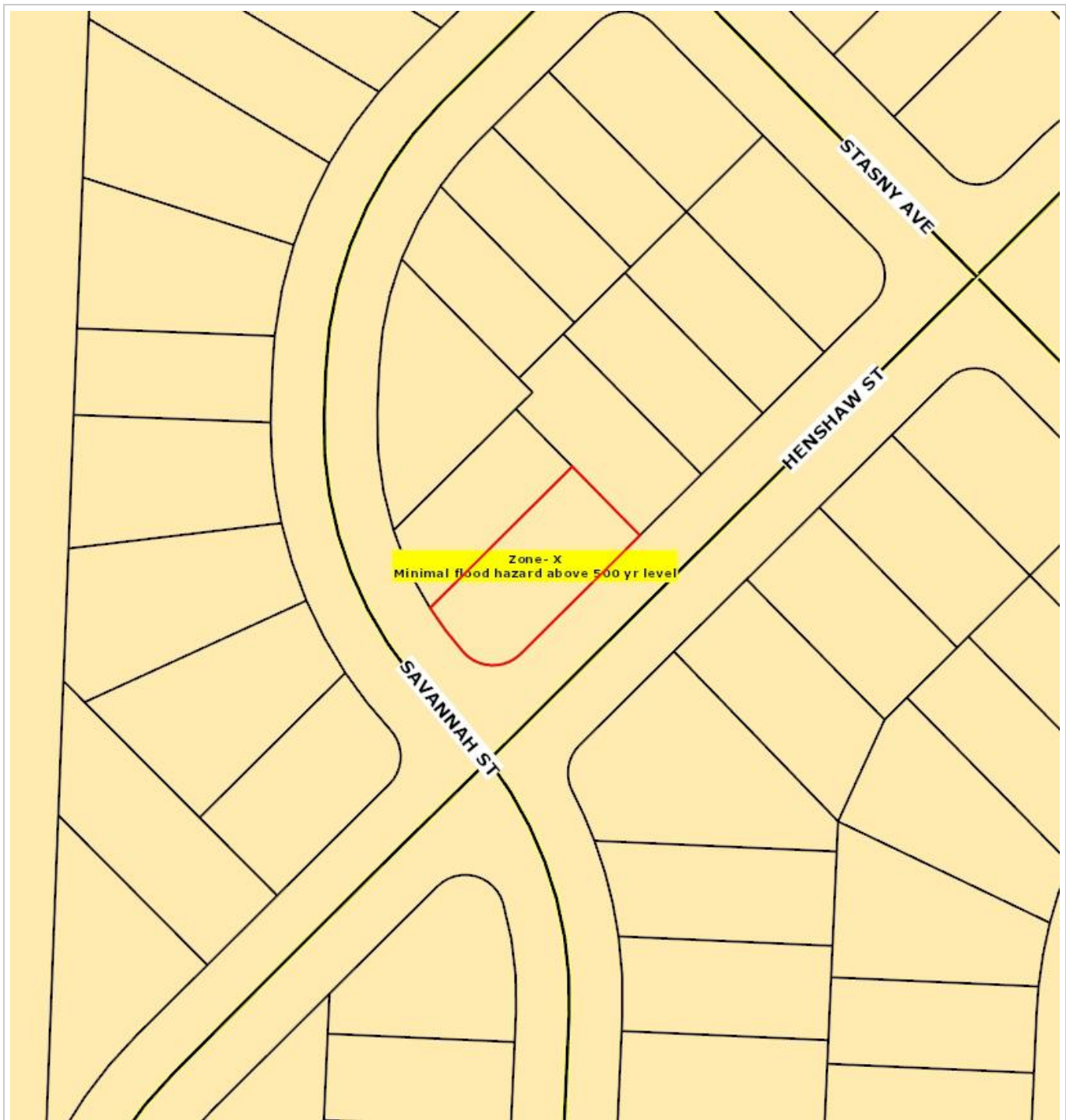
Aerial Map



Parcel ID: 0947550

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Flood Map

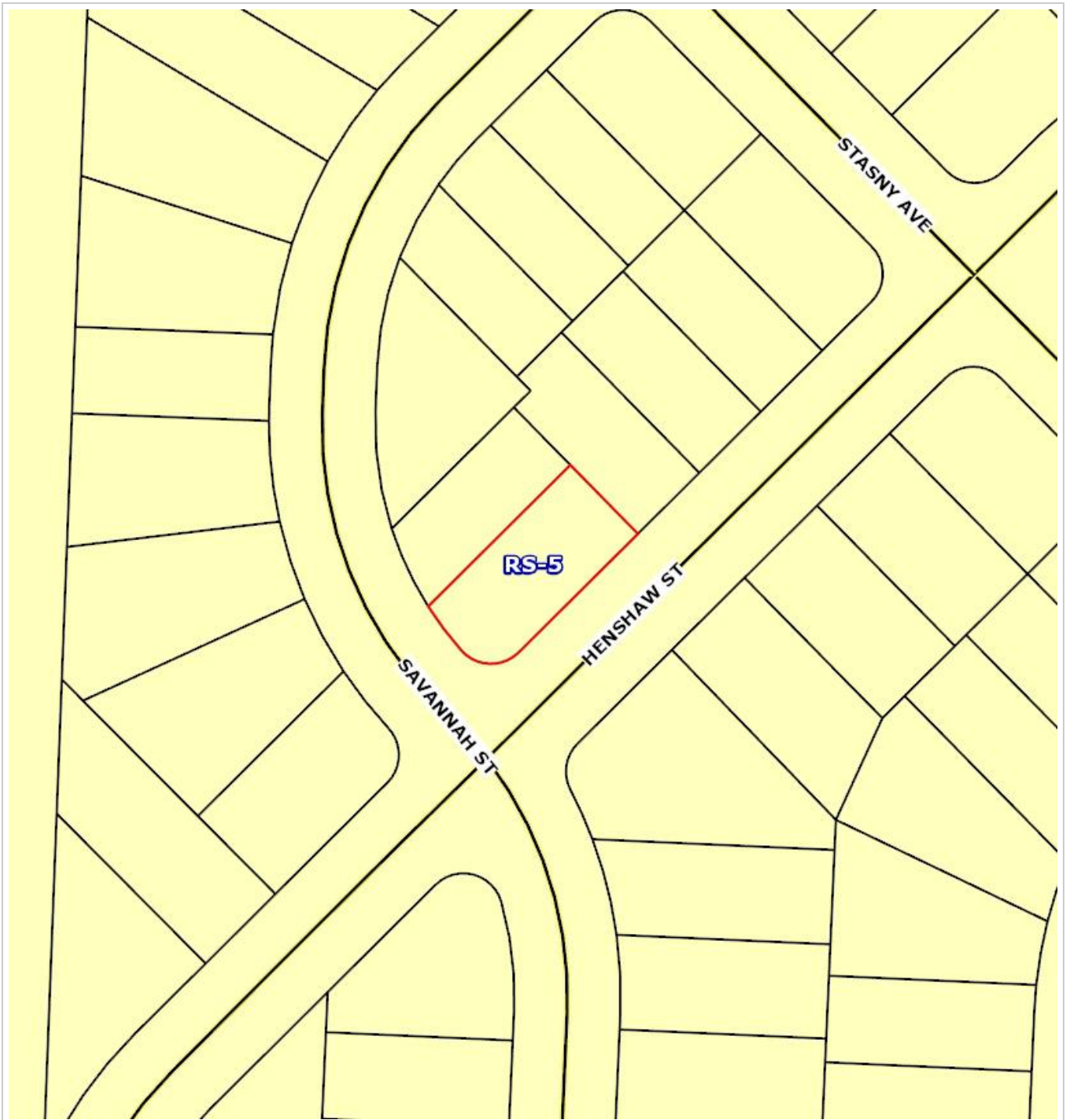


TICOR TITLE™

Parcel ID: 0947550

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Zoning Map



TICOR TITLE™

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