



# Property Profile Report

*Client Name:*

**Michael Krasilovsky**

*Today's Date:*

**03/27/2024**

*Owner Name:*

**Wyse, John R Trust  
Wyse, Ruth S Trust**

*Property Address:*

**37909 Hungry Hill Dr  
Scio OR 97374 9765**

*Reference Number:*

**10S02W3500901**

*Account Number:*

**0039327**

## 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
----------------------------------------------------	--------------------------------------------------------------------	---------------------------------------------------------	--------------------------------------------------------------	---------------------------------------------------------------------	---------------------------------------------------------------------	--------------------------------------------------------

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](http://www.TicorMidValley.com)

**For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)**



### Parcel Information

Parcel #:	0039327
Tax Lot:	10S02W3500901
Site Address:	37909 Hungry Hill Dr Scio OR 97374 - 9765
Owner:	Wyse, John R Trust Wyse, Ruth S Trust PO Box 80 Crabtree OR 97335
Twn/Range/Section:	10S / 02W / 35
Parcel Size:	19.52 Acres (850,291 SqFt)
Lot:	
Census Tract/Block:	030100 / 3035
Levy Code Area:	09502
Levy Rate:	11.6737
Market Value Land:	\$409,720.00
Market Value Impr:	\$405,310.00
Market Value Total:	\$815,030.00
Assessed Value:	\$257,714.00

### Tax Information

Tax Year	Annual Tax
2023	\$3,008.49
2022	\$2,923.92
2021	\$2,788.51

### Legal

### Land

Land Use:	401 - TRACT IMPROVED	Zoning:	County-F/F - Farm/Forest
Watershed:	Crabtree Creek	Std Land Use:	OTHR - Other
Recreation:		School District:	95 - Scio
Primary School:	Centennial Elementary School	Middle School:	Scio Middle School
High School:	Scio High School		

### Improvement

Year Built:	1969	Stories:	1	Finished Area:	2,808 SqFt
Bedrooms:	4	Bathrooms:	2	Pool:	
Bldg Type:	132 - One Story With Basement				

### Transfer Information

Rec. Date:	02/14/2023	Sale Price:	\$114,000.00	Doc Num:	1540	Doc Type:	Deed
Owner:	Wyse John & Ruth Trust			Grantor:	WYSE JOHN R TRUST		
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.

Transfer Record(s) Found For: 0039327  
37909 Hungry Hill Dr, Scio OR 97374

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<b>Recording Date</b>	02/14/2023	<b>Sale Amount</b>	\$114,000.00	<b>Mtg 1 Amount</b>	
<b>Grantee Name</b>	WYSE JOHN & RUTH TRUST	<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	
<b>Grantor Name</b>	WYSE JOHN R TRUST	<b>Doc #</b>	1540	<b>Doc Type</b>	G / Deed

**Lender**

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<b>Recording Date</b>	02/14/2023	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	
<b>Grantee Name</b>	WYSE JOHN & RUTH TRUST	<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	
<b>Grantor Name</b>	WYSE RUTH S TRUST	<b>Doc #</b>	1541	<b>Doc Type</b>	G / Deed

**Lender**

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<b>Recording Date</b>	02/06/2023	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	
<b>Grantee Name</b>	WYSE JOHN & RUTH TRUST	<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	
<b>Grantor Name</b>	WYSE JOHN R TRUST	<b>Doc #</b>	1192	<b>Doc Type</b>	G / Deed

**Lender**

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<b>Recording Date</b>	02/06/2023	<b>Sale Amount</b>		<b>Mtg 1 Amount</b>	
<b>Grantee Name</b>	WYSE JOHN & RUTH TRUST	<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	
<b>Grantor Name</b>	WYSE RUTH S TRUST	<b>Doc #</b>	1193	<b>Doc Type</b>	G / Deed

**Lender**



# Account 39327 [Assessment Summary](#)

- [Account](#)
- [Taxes](#)
- [Sales History](#)
- [Value History](#)
- [Reports](#)
- [Files](#)

### Real Property

#### Situs Address

37909 HUNGRY HILL DR SCIO OR 97374-9765

#### Mailing Address

JOHN & RUTH WYSE TRUST  
WYSE JOHN R & RUTH S TR  
PO BOX 80  
CRABTREE OR 97335

#### Map and Taxlot

10S02W35-00-00901

#### Owner

JOHN & RUTH WYSE TRUST

[Related Accounts](#)

[Name Ledger](#) [Names](#)

## Assessment

Assessment Year

[Assessment Summary](#)

	RMV	MAV	AV
Land	\$409,720		
Improvements	\$405,310		
<b>Total</b>	<b>\$815,030</b>	<b>\$241,920</b>	<b>\$257,714</b>

<b>Account Status</b>	Active
<b>Size</b>	19.52 Acre(s)
<b>Property Class</b>	641 - FORESTLAND BY APPLICATION IMPROVED
<b>Legal Description</b>	See Record

## Improvements

[Floor Plan](#)

	Bldg #	Year Built	Description	Livable Size	Stat Class	Code Area
<a href="#">Floor Plan</a>	100	1969	RES One story with basement	2808	132	09502
<a href="#">Floor Plan</a>	101	0	Residential Other Improvements	0	110	09502
<a href="#">Floor Plan</a>	401	0	MACHINE SHED	576	328	09502
<a href="#">Floor Plan</a>	401	0	MACHINE SHED	1080	328	09502

Search

Search History

GIS

# STATEMENT OF TAX ACCOUNT

**Linn County Courthouse, Room 214**  
**300 4th Ave SW, PO Box 100**  
**Albany, Oregon 97321-8600**  
**(541) 967-3808**

12-Mar-2024

JOHN & RUTH WYSE TRUST  
 WYSE JOHN R & RUTH S TR  
 PO BOX 80  
 CRABTREE OR 97335

Tax Account #	39327	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	09502
Situs Address	37909 HUNGRY HILL DR SCIO OR 97374-9765		Interest To
			Mar 12, 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	\$3,008.49	Nov 15, 2023
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,923.92	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,788.51	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,753.81	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,695.51	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,622.47	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,550.42	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,482.71	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,415.36	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,345.73	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,399.47	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,342.62	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,272.95	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,962.27	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,956.68	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,898.49	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,862.18	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,768.93	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,727.99	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,708.62	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,634.27	Nov 15, 2003
2002	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,553.91	Nov 15, 2002
2001	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,513.74	Nov 15, 2001
2000	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,496.75	Nov 15, 2000
1999	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,432.58	Nov 15, 1999
1998	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,389.67	Nov 15, 1998
1997	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,526.79	Dec 15, 1997
1996	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,479.59	Nov 15, 1996
1995	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,168.33	Nov 15, 1995
1994	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,148.45	Nov 15, 1994
1993	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,388.13	Nov 15, 1993
1992	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,705.99	Nov 15, 1992
1991	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$1,831.62	Nov 15, 1991
<b>Total</b>		\$0.00	\$0.00	\$0.00	\$0.00	\$65,756.95	

# STATEMENT OF TAX ACCOUNT

Linn County Courthouse, Room 214  
300 4th Ave SW, PO Box 100  
Albany, Oregon 97321-8600  
(541) 967-3808

12-Mar-2024

JOHN & RUTH WYSE TRUST  
WYSE JOHN R & RUTH S TR  
PO BOX 80  
CRABTREE OR 97335

Tax Account #	39327	Lender Name	
Account Status	A	Loan Number	
Roll Type	Real	Property ID	09502
Situs Address	37909 HUNGRY HILL DR SCIO OR 97374-9765	Interest To	Mar 12, 2024

## Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
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Recording Cover Sheet

All Transactions (ORS 205.234)

**After Recording Return To:**

Dennis D. Ashenfelter

PO Box 667

Albany, OR 97321

**Mail Tax Statements To:**

John R. Wyse & Ruth S. Wyse, Trustees

PO Box 80

Crabtree, OR 97335

LINN COUNTY, OREGON

**2023-01540**

D-WD

Stn=10120 K. PETERSON 02/14/2023 03:19:00 PM

\$25.00 \$10.00 \$60.00 \$19.00

**\$114.00**

I, Steve Druckenmiller, County Clerk for Linn County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Steve Druckenmiller - County Clerk

Linn County Assessor's Account No.: 39327 and 39434

**1. Name / Title of Transaction (ORS 205.234 (1a))**

Corrected Warranty Deed

**2. Grantor / Direct Party Name (ORS 205.125 (1b), 205.160 & 205.234 (1b))**

John R. Wyse and Ruth S. Wyse, Trustees of the John R. Wyse Revocable Trust, dated January 7, 2000

PO Box 80

Crabtree, OR 97335

**3. Grantee / Indirect Party Name (ORS 205.125 (1b), 205.160 & 205.234 (1b))**

John R. Wyse and Ruth S. Wyse, Trustees of the John and Ruth Wyse Trust, dated December 20, 2022

PO Box 80

Crabtree, OR 97335

**4. True and Actual Consideration (ORS 93.030)**

\$-0- (Estate Planning)

**5. If this instrument is being re-recorded, complete the following statement (ORS 205.244)**

Re-recorded at the request of The Linn County Assessor's Office

to correct the legal description for Tract I of that Warranty Deed

Previously recorded in Book \_\_\_\_\_ and page \_\_\_\_\_ or DN 2023-01192

***Grantor's Name and Address:***

John R. Wyse and Ruth S. Wyse, Trustees of the John R. Wyse  
Revocable Trust, dated January 7, 2000  
PO Box 80  
Crabtree, OR 97335

***Grantee's Name and Address:***

John R. Wyse and Ruth S. Wyse, Trustees of the John and Ruth  
Wyse Trust, dated December 20, 2022

***After Recording Return To:***

Dennis D. Ashenfelter  
Weatherford Thompson  
P O Box 667  
Albany, OR 97321

***Send Tax Statements To:***

John R. Wyse and Ruth S. Wyse, Trustees  
PO Box 80  
Crabtree, OR 97335

***Assessor's Account Nos. 39327 and 39434***

**WARRANTY DEED**

**John R. Wyse and Ruth S. Wyse, Trustees of the John R. Wyse Revocable Trust, dated January 7, 2000**, hereinafter referred to as Grantor, for the consideration hereinafter stated, do hereby convey and warrant to **John R. Wyse and Ruth S. Wyse, Trustees of the John and Ruth Wyse Trust, Dated December 20, 2022**, hereinafter referred to as Grantee, and unto Grantee's heirs, successors and assigns, all of Grantor's interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Linn County, State of Oregon, described as follows:

**Said real property is as more particularly described on Exhibit A, attached hereto and by this reference incorporated herein.**

Grantor warrants and will defend the title to the property described herein against all persons who may lawfully claim the same by, through or under the Grantor. This conveyance of said real property by Grantor is free of encumbrances except as specifically set forth herein.

**SUBJECT TO:** All easements, conditions, restrictions and encumbrances of record; and all leases encumbering said real property, or any portion thereof, if any, whether or not of record.

**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 (estate planning). However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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

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.



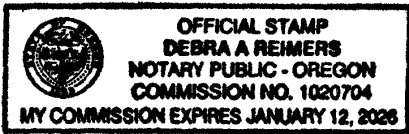
IN WITNESS WHEREOF, the Grantor has executed this instrument on December 20, 2022.

John R. Wyse  
John R. Wyse, as a Trustee of the of the John R. Wyse  
Revocable Trust, dated January 7, 2000

Ruth S. Wyse  
Ruth S. Wyse, as a Trustee of the of the John R. Wyse  
Revocable Trust, dated January 7, 2000

STATE OF OREGON     )  
                                  ) ss.  
County of Linn         )

This instrument was acknowledged before me on December 20, 2022, by John R. Wyse and Ruth S. Wyse, as Trustees of the John R. Wyse Revocable Trust, dated January 7, 2000, as Grantor.



Debra A. Reimers  
NOTARY PUBLIC FOR OREGON

**EXHIBIT "A"**  
**TO**  
**WARRANTY DEED**  
**FROM**  
**JOHN R. WYSE AND RUTH S. WYSE, TRUSTEES OF THE**  
**JOHN R. WYSE REVOCABLE TRUST, DATED JANUARY 7, 2000**  
**TO**  
**JOHN R. WYSE AND RUTH S. WYSE, TRUSTEES OF THE**  
**JOHN AND RUTH WYSE TRUST, DATED DECEMBER 20, 2022**

**TRACT I:**

Beginning at the Southeast corner of Section 35, Township 10 South, Range 2 West of the Willamette Meridian, in Linn County, Oregon; thence West 397.32 feet and North 0° 02' 30" West 1582.25 1482.25 feet to a ½ inch iron rod on the North line of County Road No. 647 which is the true point of beginning; thence North 0° 02' 30" West 2361.45 feet to a ½ inch iron rod; thence along the South line of the North one-half of the Northeast quarter of Section 35, South 89° 52' West 397.32 feet to a 1 inch iron; thence South 0° 02' 30" East 1895.57 feet to a ½ inch iron rod; thence East 198.66 feet to a ½ inch iron rod; thence South 0° 02' 30" East 519.76 feet to a ½ inch iron rod on the North line of County Road No. 647; thence along said North line North 74° 35' East 206.13 feet to the true point of beginning.

Linn County Assessor's Acct. No. 39327

**TRACT II:**

Parcel 1, Partition Plat 2014-52, Linn County, Oregon, C.S. 25886

SAVE AND EXCEPT, and not included in this conveyance of Parcel 1, is a portion of said Parcel 1 of Partition Plat No. 2014-52, a partition plat recorded in the Linn County, Oregon Book of Partition Plats on December 18, 2014, which portion being more particularly described as follows: Beginning at a 5/8 inch rod at the *most* Westerly Southwest corner of said Parcel 1; thence North 00°00'00" East, along the West line of said Parcel 1, a distance of 112.72 feet to a 74 inch by 30 inch stone marked with an "X"; thence North 00°35'00" East, along the West line of said Parcel 1, a distance of 126.69 feet to a 5/8 inch rod; thence North 89°14'41" East 207.34 feet to a 5/8 inch rod; thence South 00°15'27" West 150.50 feet to a 5/8 inch rod at the Northwest corner of Parcel 2 of said Partition Plat No. 2014-53 said rod also being on the Southerly line of said Parcel 1; thence South 00°15'27" West, along said Southerly line, 96.69 feet to a 5/8 inch rod; thence North 88°36'33" West, along said Southerly line, 207.56 feet to the Point of Beginning.

Linn County Assessor's Acct. No. 39434

**EXHIBIT "A"**  
**TO**  
**WARRANTY DEED**  
**FROM**  
**JOHN R. WYSE AND RUTH S. WYSE, TRUSTEES OF THE**  
**JOHN R. WYSE REVOCABLE TRUST, DATED JANUARY 7, 2000**  
**TO**  
**JOHN R. WYSE AND RUTH S. WYSE, TRUSTEES OF THE**  
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**Linn County Assessor's Acct. No. 39327**

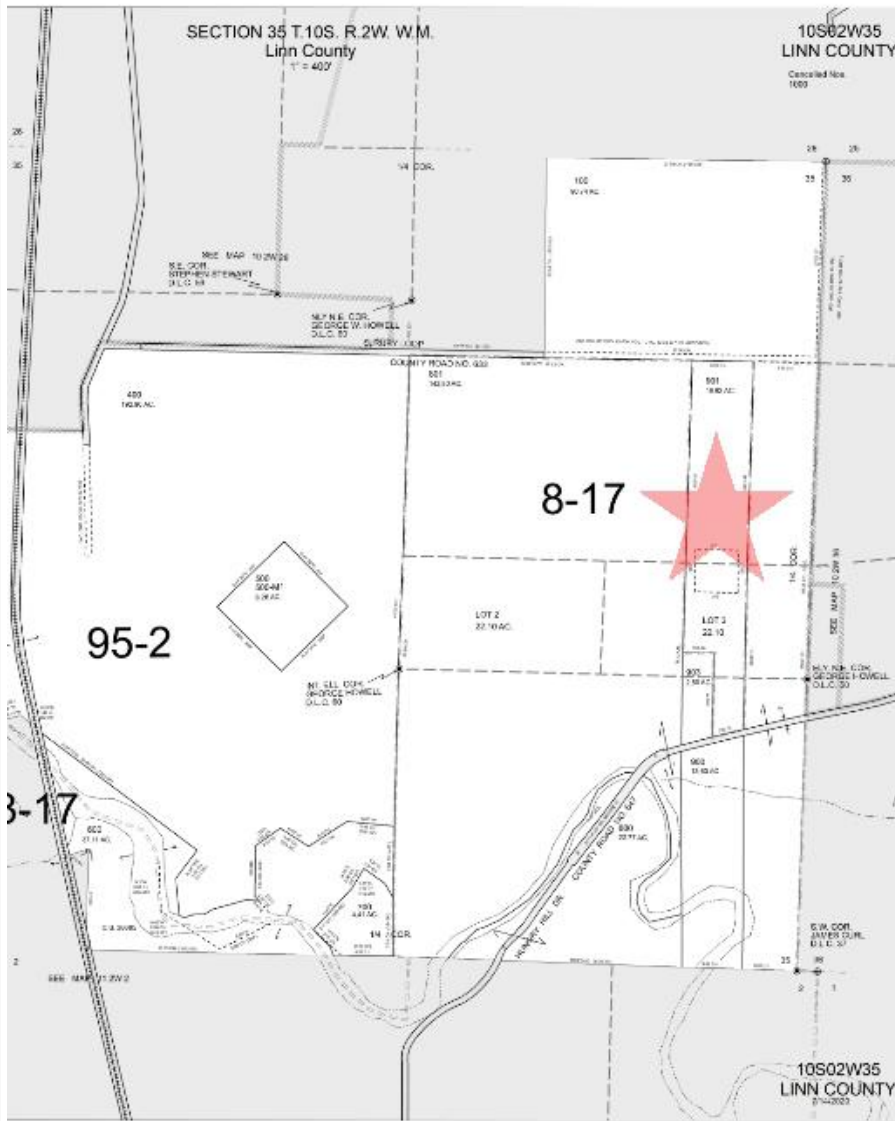
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**Linn County Assessor's Acct. No. 39434**

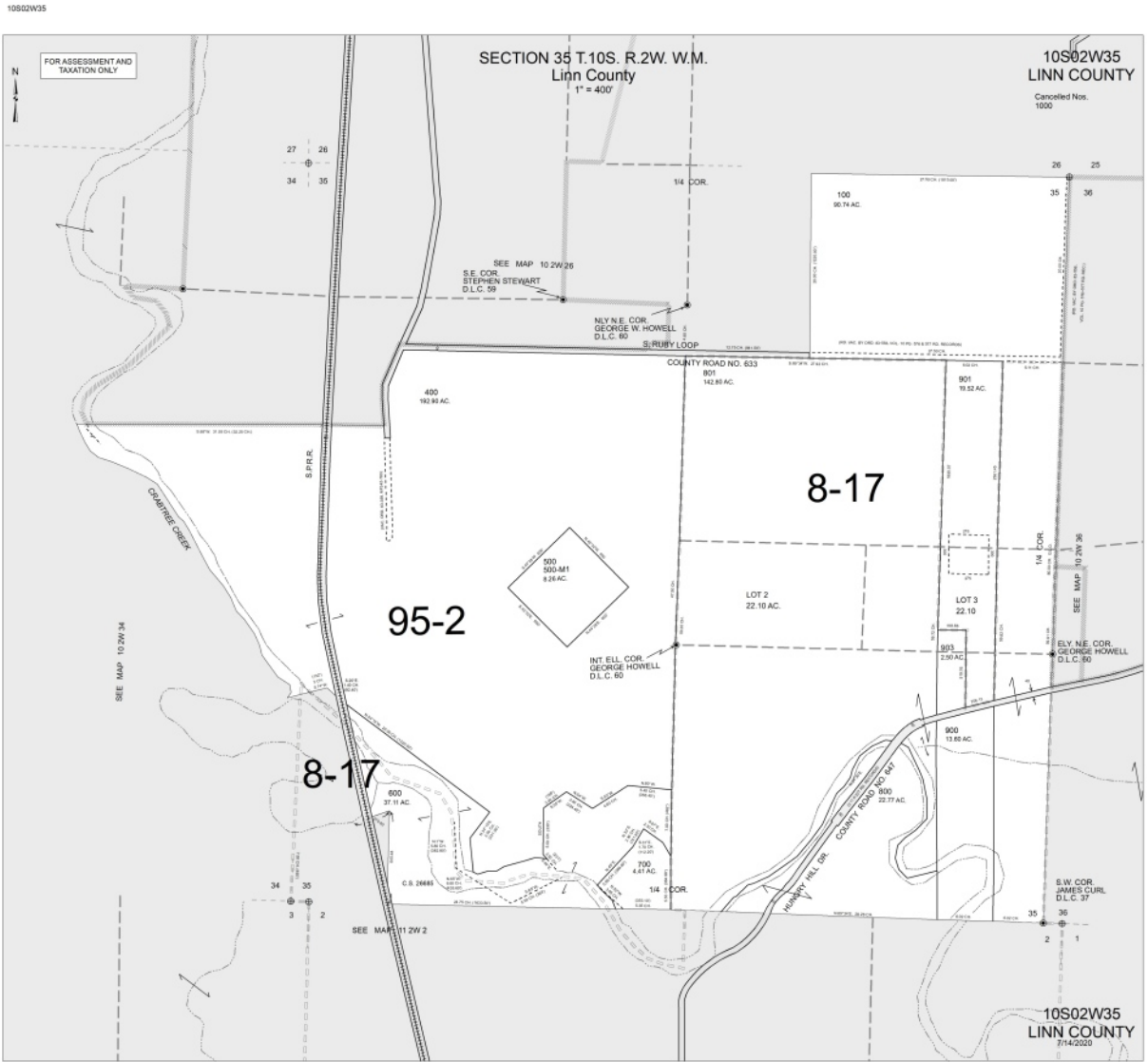
Assessor Map



Parcel ID: 0039327

Site Address: 37909 Hungry Hill Dr

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.



**TICOR TITLE™**

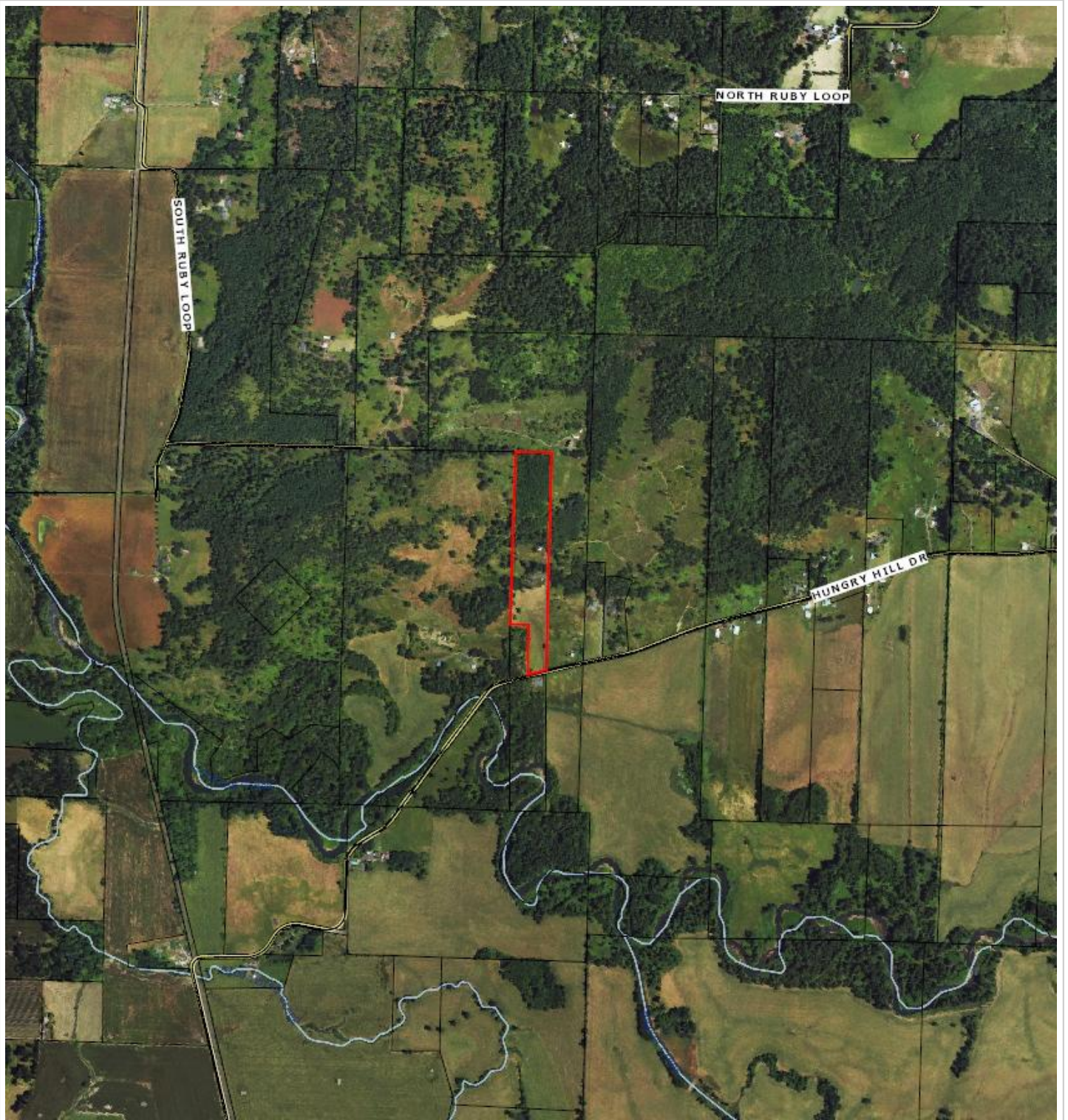
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Site Address: 37909 Hungry Hill Dr

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Aerial Map



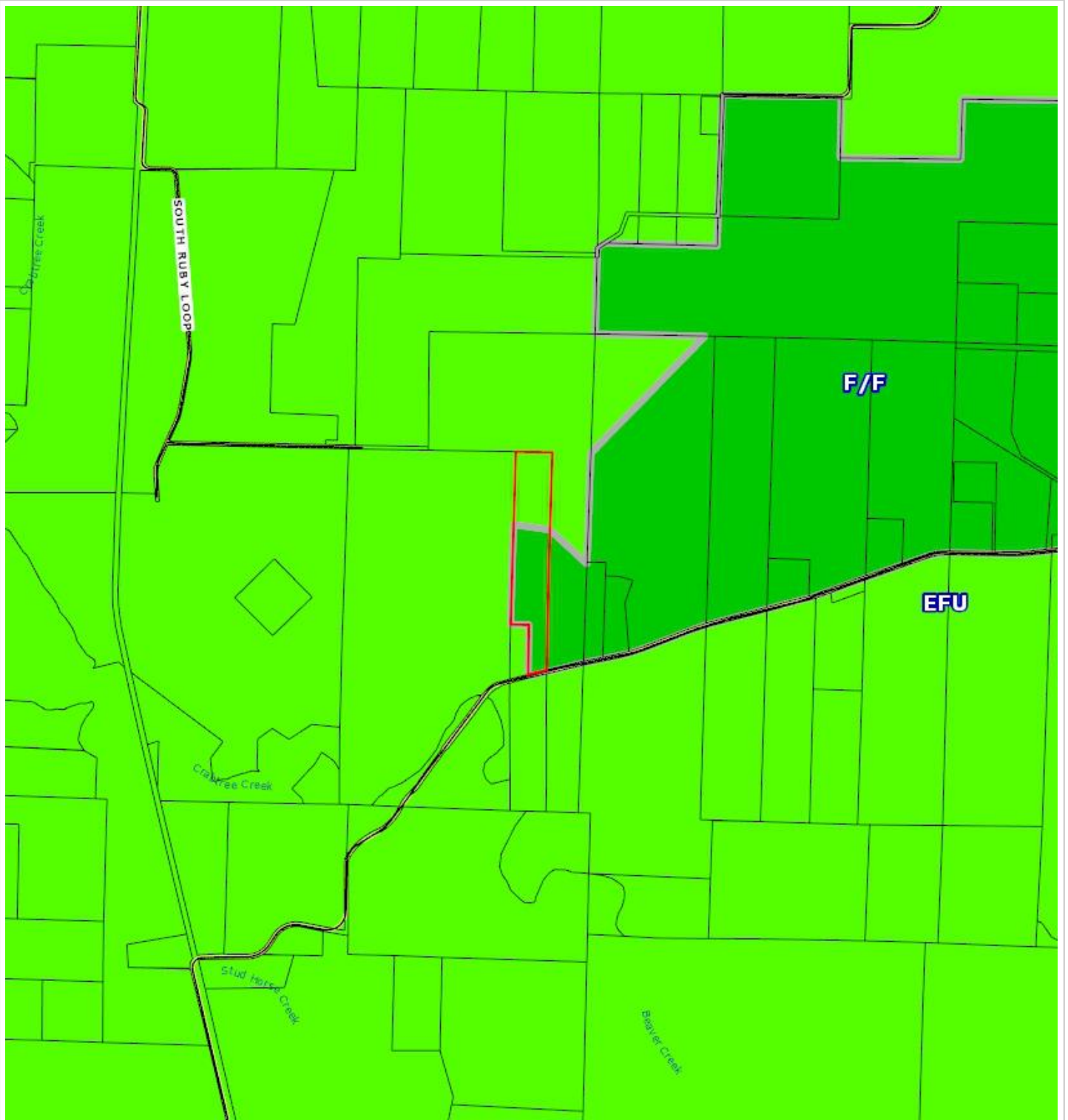
Parcel ID: 0039327

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Zoning Map



**TICOR TITLE™**

**Parcel ID: 0039327**

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