



First American

Scanned DA, RT, DS

Exhibit A.2

825 NE MULTNOMAH ST, STE 275
PORTLAND OR 97232

MULTNOMAH



Transmittal

03/07/2020

CORBETT SCHOOL DISTRICT
35800 E HISTORIC COLUMBIA RIVER HWY
CORBETT OR 97019

Order No: 3362629

Enclosed please find 1 attached documents.

First American Title Insurance Company

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First American

First American Title Insurance Company
825 NE Multnomah, Suite 275
Portland, OR 97232
(503)239-5650
Fax - (866)734-1392

Corbett School District
35800 E Historic Columbia River Hwy
Corbett, OR 97019-9887

March 07, 2020

Escrow No.: 7016-3362629 (KA)

Re: Seller: Reynolds School District
 Buyer: Corbett School District
 Property: 31520 E Woodard Road
 Troutdale, OR 97060

The closing of the above referenced transaction is now complete. For your records we enclose the following (If checks are included in this package, please negotiate as soon as possible):

Check/Wire in the amount of \$15.00 (The check may not be included if alternative delivery instructions were provided at closing for this item.)

Final Settlement Statement
Additional documents, if applicable

Keep these instruments secure as some of them **cannot** be replaced. Any recorded documents to which you may be entitled, and your policy of title insurance, will follow shortly.

Should you have any questions or need further assistance, please contact the undersigned. Thank you for working with First American Title Insurance Company. We look forward to serving you in the future.

Sincerely,

Kimberly Allen
Escrow Officer
kallen@firstam.com

KA/KV

File No.: 7016-3362629

First American Title Insurance Company

Printed: 03/07/2020, 2:01 AM

Officer/Escrow Officer: Kimberly Allen/KV

825 NE Multnomah, Suite 275 • Portland, OR 97232

Settlement Location:

Phone: (503)239-5650 Fax: (866)734-1392

825 NE Multnomah, Suite 275, Portland, OR
97232

Final Settlement Statement



First American

Property Address: 31520 E Woodard Road, Troutdale, OR 97060

Buyer: Corbett School District

Seller: Reynolds School District

Lender:

Settlement Date: 03/06/2020

Disbursement Date: 03/06/2020

Description	Buyer	
	Debit	Credit
Financial		
Sale Price	500,000.00	
Deposit: Receipt No. 701655596 on 02/26/2020 by Corbett School District		498,402.00
Deposit: Receipt No. 701655749 on 03/06/2020 by Corbett School District		5,000.00
Deposit: Receipt No. 701654725 on 12/05/2019 by Corbett School District		5,000.00
Title Charges & Escrow / Settlement Charges		
Policy: ALTA Owners - 2006 STD to First American Title Insurance Company	1,350.00	
E-recording Fee to First American Title Insurance Company	5.00	
Government Service Fee-OR to First American Title Insurance Company	20.00	
Government Service Fee-OR to First American Title Insurance Company	20.00	
Escrow/Closing Fee to First American Title Insurance Company	1,900.00	
Commission		
Real Estate Commission to RE/MAX Equity Group	5,000.00	
Government Recording and Transfer Charges		
Record Warranty Deed-First to Multnomah County Recorder	92.00	
Subtotals	508,387.00	508,402.00
Due To Buyer	15.00	
Totals	508,402.00	508,402.00



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First American Title Insurance Company

825 NE Multnomah, Suite 275
Portland, OR 97232
Phn - (503)239-5650
Fax - (866)734-1392

Re: First American Title Insurance Company
Kimberly Allen

File No.: 7016-3362629
Date: March 06, 2020

Re: 31520 E Woodard Road, Troutdale, OR 97060 ("Property")
Corbett School District ("Buyer")
Reynolds School District ("Seller")

**SETTLEMENT AGENT'S STATEMENT OF RECEIPT
OF SELLER'S CERTIFICATE OF NON-FOREIGN STATUS**

- I, Kimberly Allen, hereby certify to Corbett School District (buyer) that:
- I am the Settlement Agent in the above referenced transaction ("Transaction");
 - I am an employee of First American Title Insurance Company which is a "Qualified Substitute" under Internal Revenue Code (IRC) Section 1445(f)(6); and
 - Pursuant to IRC Section 1445(b)(9), that each of the following seller or sellers, who are all of the sellers in the Transaction, has provided to me a completed copy of the Seller's Certificate of Non-Foreign Status pursuant to IRC Section 1445(b)(2): Reynolds School District (Sellers)

Executed under penalty of perjury at Portland, OR on this Sixth day of March, 2020.

Kimberly Allen

(Settlement Agent's Signature)

Note:

Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (buyer) of a U.S. real property interest must withhold tax if the transferor (seller) is a foreign person. Pursuant to IRC Section 1445(b)(2) no withholding is required if the transferor (seller) furnishes to the transferee (buyer) a non-foreign affidavit stating, under penalty of perjury, the transferor's United States taxpayer identification number and that the transferor is not a foreign person.

Section 1445(b)(9) was added to the Internal Revenue Code (IRC) on July 30, 2008 in order to provide an alternative procedure for furnishing Non-Foreign Affidavits. The alternative procedure allows a seller to furnish the Non-Foreign Affidavit to a "qualified substitute" instead of the buyer so long as the qualified substitute furnishes a statement to the buyer stating, under penalty of perjury, that the qualified substitute is in possession of the Non-Foreign Affidavit. A qualified substitute is defined as the person (including any attorney or title company) responsible for closing the transaction, other than the seller's agent, and the buyer's agent. (See IRC § 1445(f)(6)).