

AFTER RECORDING RETURN TO
 Bonneville Power Administration
 TRF-3
 PO BOX 3621
 Portland, OR 97208-3621

Doc # 2006161403
 Page 1 of 7
 Date: 05/02/2006 12:30P
 Filed by: SKAMANIA COUNTY TITLE
 Filed & Recorded in Official Records
 of SKAMANIA COUNTY
 J. MICHAEL GARVISON
 AUDITOR
 Fee: \$38.00

Please print or type information

Document Title(s) (or transactions contained therein): 1. Quitclaim Deed and Bill of Sale 2. 3. 4.	
Reference Number(s) of Documents assigned or released: (On page all of document(s))	
REAL ESTATE EXCISE TAX	
Grantor(s) (Last name first, then first name and initials)	
1. UNITED STATES OF AMERICA 2. 3. 4. 5. <input type="checkbox"/> Additional names on page of document	25912 MAY - 2 2006 PAID <i>Exempt</i> <i>Nikki Clelland, Deputy</i> SKAMANIA COUNTY TREASURER
Grantee(s) (Last name first, then first name and initials)	
1. PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY 2. 3. 4. 5. <input type="checkbox"/> Additional names on page of document	
Legal description (abbreviated: i.e., lot, block, plat or section, township, range) SW1/4SW1/4NE1/4 Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington <i>page 2</i>	
Assessor's Property Tax Parcel/Account Number <i>6.9.</i> N/A Government Property <i>03-08-28-1-0-1300</i>	
<input type="checkbox"/> Additional legal is on page of document	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

Carson Substation
Case No. 20000308

AFTER RECORDING, RETURN TO

Bonneville Power Administration
TRF-3
P.O. BOX 3621
PORTLAND, OR 97208-3621

Consideration is \$257,574.00

QUITCLAIM DEED and BILL OF SALE

THIS DEED made this 15th day of March, 2006, between the UNITED STATES OF AMERICA, Department of Energy, Bonneville Power Administration, (Bonneville) hereinafter called Grantor, and PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY (Skamania) hereinafter called Grantee.

NOW THEREFORE, Grantor, hereby remises, releases, and quitclaims unto the Grantee, its successors and assigns, all Grantor's right, title, interest and claim in and to the Grantor's Carson Substation Site (Substation) situated in SW1/4SW1/4NE1/4 Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, as more particularly described as follows:

The North 200 feet of the West 250 feet of the SW1/4SW1/4NE1/4 of Section 28, Township 3 North, Range 8 East, Willamette Meridian, Skamania County, Washington, containing 1.15 acres, more or less, as record on January 24, 1963, in Book 51, Page 77, Records of Deeds in Skamania, County, Washington.

Subject to the rights of the public in and to a Skamania County Road (Monachan Road.)

This grant is further subject to the terms and conditions contained in the Agreement for Disposition of said Substation between the Parties executed on 17th day of November, 2005.

RESERVING, to the Grantor and its assigns, a perpetual easement and right to enter including ingress and egress, inspect, operate, maintain, repair, replace and/or upgrade the existing Grantor equipment within the Carson Substation site. The Grantee may continue to use Grantor's easement area for substation purposes, including keeping the existing substation equipment within the easement area.

RESERVING, also, to the Grantor a permanent easement over the entire facility at Carson Substation to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across the substation for the existing overhead transmission line.

SUBJECT TO, easements and reservations for public roads and highways, public utilities, railroads, pipelines and other encumbrances of record, and also existing easements, if any, not shown of record.

IN ADDITION, Grantor releases and conveys to Grantee the improvements located thereon and as described in the attached Exhibit A, incorporated herein by reference. The improvements located thereon and retained by the Grantor are described in the attached Exhibit B.

IN ADDITION, Commencing on December 1, 2005, Skamania, or its successors, assumes responsibility for, and shall indemnify and hold Bonneville harmless against all environmental cleanup costs in the Substation arising from (a) any activity of Bonneville or Skamania or its successors, at the Substation occurring prior to the date the Quitclaim Deeds and Bills of Sale are delivered to Skamania, including properly identifying, handling, removing and disposing of any releases of hazardous materials or petroleum products, or both, at the Substation; (b) any activity of Skamania or its successors, at the Substation occurring after the date the Quitclaim Deeds and Bills of Sale are delivered to Skamania, including properly identifying, handling, removing and disposing of any releases of hazardous materials or petroleum products, or both, at the Substation; and (c) any changes in environmental regulations or any changes in land use from a substation to another use.

The true consideration for this conveyance is \$257,574.00.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative has executed this deed pursuant to the delegation of authority promulgated in by the Acts of August 20, 1937, (50 Stat. 733, 16 U.S.C. § 832a), as amended, and delegations of authority issued pursuant thereto the provisions of which have been met, having been determined that the conveyance is in the public interest and will not be adverse to the interests of the United States.

This instrument does not authorize 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 approved uses.

Gary H. Martin, Skamania County Assessor
Date 5/2/06 Parcel # 6.S. 3-8-28-1-1300

Dated at Portland, Oregon, this 14th day of February, 2006.

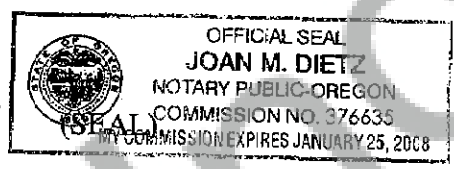
UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

By Margareth H. Wolcott
Margareth H. Wolcott
Manager, Real Property Field Services

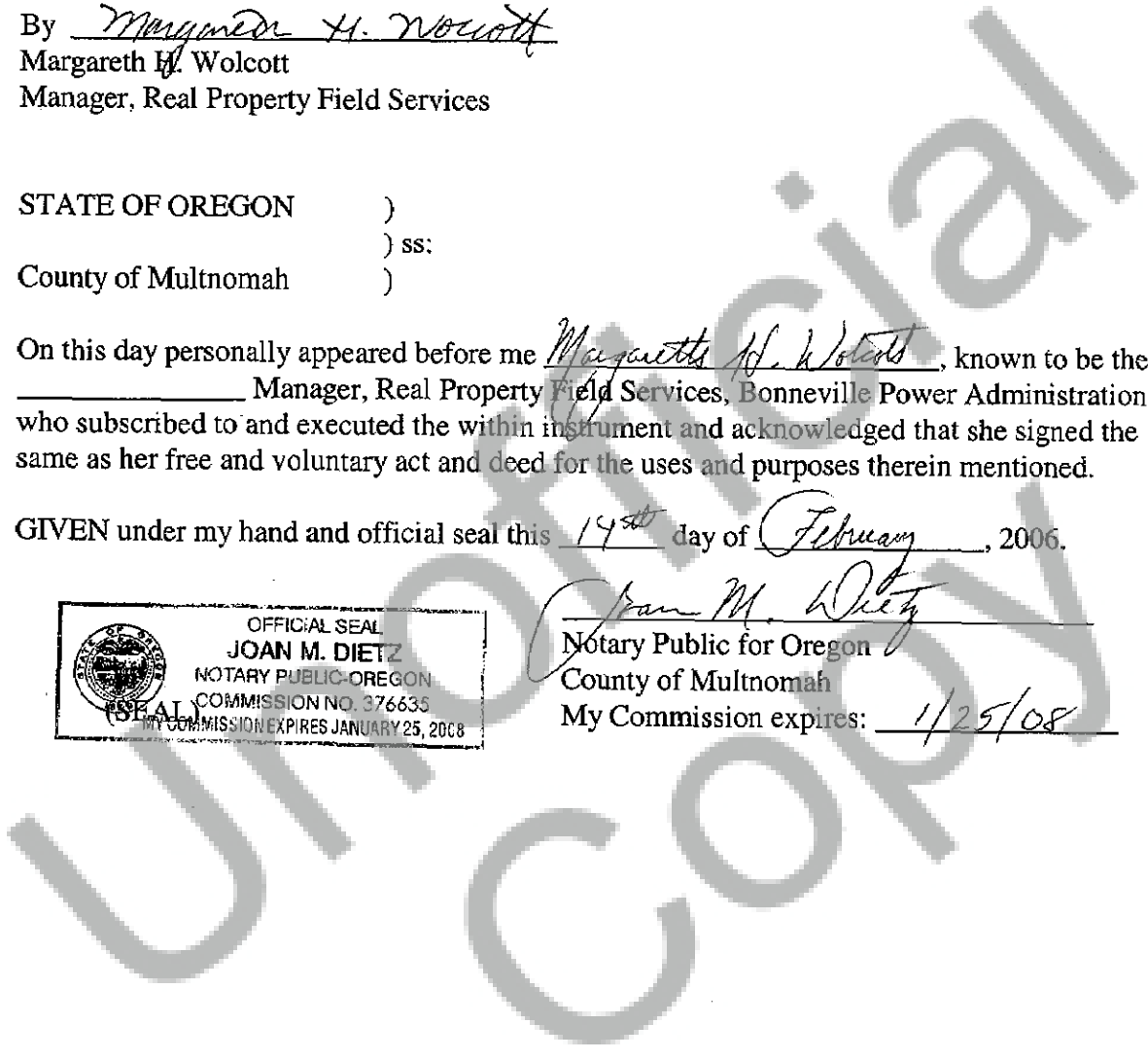
STATE OF OREGON)
) ss:
County of Multnomah)

On this day personally appeared before me Margareth H. Wolcott, known to be the _____ Manager, Real Property Field Services, Bonneville Power Administration, who subscribed to and executed the within instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 14th day of February, 2006.



Joan M. Dietz
Notary Public for Oregon
County of Multnomah
My Commission expires: 1/25/08



IN WITNESS WHEREOF, PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY has caused this instrument to be executed as of this 15th day of March, 2006.

PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY

By: Robert Wittenberg, Jr.
Robert Wittenberg, Jr.
General Manager

STATE OF WASHINGTON)
) ss:
County of Skamania)

On this day personally appeared before me Robert Wittenberg, Jr., known to be the General Manager, who subscribed to and executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 15th day of March, 2006.

NOTARY PUBLIC
LISA M. ALLEN
STATE OF WASHINGTON
(SEAL) My Commission Expires Feb. 13, 2010

Lisa M. Allen
Notary Public for State of Washington
County of Skamania
My Commission expires: February 13, 2010

UNOFFICIAL

Carson Substation
Equipment to be Sold by BPA
Exhibit A

Description	Qty.	BPA Equip. No.	Position	Year Installed
Outdoor Equipment				
PCB, 15kV, 1200A	1 ea	O00384		63
Disconnect Sw., 115kV, Hook Operated, 600A	6 ea	D06348-53		63
Disconnect Sw., 15kV, Group Operated, 600A	1 ea	D06323		63
Disconnect Sw., 115kV, Group Operated, 600A	1 ea	D06187	B-248	63
Fuse Mount, 15kV - w/Spares	3 ea	F05193-95		63
Fuse Mount, 115kV - w/Spares	3 ea	F04507-09		89
Fuse Mount, 115kV - w/Spares	1 ea	F05196		63
Rod Gaps, 69/115kV	1 set			63
Surge, Arresters 90kV	3 ea	A05373-75		89
Surge, Arresters 12kV	3 ea	A03174-76		89
Grounding, 4/0-2/0 CU, Gnd Rods	3000lft			63
Transformer, Pwr 15/20/25MVA, 115-12.5/7.2	1 ea	T01660		89
Voltage Transformer, 15 kV Class, Metering	1 ea	P06096		91
Voltage Transformer, 15 kV Class, Metering	2 ea	P07446-7		97
Current Transformer, 15kV, 600/1200-5A	3 ea			
Cable & Control Wire, Outdoor - 600V	390lft			63
Strct/Tower, 115kV DE, 4 KIP, D-92	1 ea			63
Strc/Supports, Guard, for Underhung Fuse	1 set			63
Strc/Supports, 115kV, Bus Ped, Low 9'-7"	5 ea			63
Strc/Supports, 115kV, Bus Ped, High 17'-7"	6 ea			63
Rack, 6.9/13.8kV, 1 Bay	1 ea			63
Station Service Transformer 15/25kVA 1-Phase	1 ea	TS0856		63
Bus, Tubing Al 2" IPS	252lft			63
Bus, Tubing Al 3" IPS & Copper 1" IPS	100lft			63 & 90
Conduit	300lft			63 & 90
Insulator, Standard, 15kV	6 ea			63
Insulator, Stacking, 115/230kV	60 ea			63
SWYD Lighting, w/J-Box & Recepticles	3 ea			63

Site Development				
Yard Surfacing, Crushed Rock 1-1/2" - 1/4"	175cuyd			63
Roads, Access & SWYD	150cuyd			63
Fence, 7' Fabric	520lft			63
Fence, Gates 4'	1 ea			63
Fence, Gates 20'	1 ea			63
Ctrl/Meter Hse, Wood- Al Clad, 6x10	1 ea	Z00364		63
Foundations, Concrete & Sidewalk	42cuyd			63

Land	1.0 AC			
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Carson Substation
 Equipment to be Retained by BPA
 Exhibit B

Description	Qty.	BPA Equip. Numbers	Year Installed
Outdoor Equipment			
Meter and Meter Panels			63
Positron, standard installation			63
Phone Lines			63
Jumpers and Terminations, from B-248 line side to BPA line	1 set		63

