

Doc # 2006161404
Page 1 of 8
Date: 05/02/2006 12:31P
Filed by: SKAMANIA COUNTY TITLE
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

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

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 25913
Grantor(s) (Last name first, then first name and initials)	
1. UNITED STATES OF AMERICA	MAY - 2 2006
2.	PAID <i>exempt</i>
3.	<i>Vickie Cpelland, Deputy</i>
4.	SKAMANIA COUNTY TREASURER
5. <input type="checkbox"/> Additional names on page of document	
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) A portion of Donation Land Claim No. 39, Sections 20, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington	
Assessor's Property Tax Parcel/Account Number 62 N/A Government Property 2-7-20-1-100	
<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.	

North Bonneville Annex Substation
Case No. 20000309

AFTER RECORDING, RETURN TO

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

Consideration is \$34,337.00

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, a portion of Grantor's right, title, interest and claim in and to a portion of the Grantor's North Bonneville Annex Substation Site (Substation) situated in Donation Land Claim No. 39 (as described in new survey) Sections 20, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, as more particularly described as follows:

A parcel of land in the B. B. Bishop Donation Land Claim (D.L.C.) Number 39, all in the northeast one-quarter of Section 20, Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

BEGINNING at a 5/8 inch iron rebar with yellow plastic cap, which point lies 925.45 feet North and 628.58 feet East from a 3 1/2 inch U.S. Army Corps of Engineers Brass Cap set in concrete marking the angle point in the West boundary of the B. B. Bishop D.L.C. No. 39; thence North 47°13'17" West, a distance of 217.24 feet to a 5/8 inch iron rebar with yellow plastic cap; thence North 42°47'00" East, a distance of 58.17 feet to a 5/8 inch iron rebar with yellow plastic cap; thence South 47°13'00" East, a distance of 217.26 feet to a 5/8 inch iron rebar with yellow plastic cap; thence South 42°48'08" West, a

distance of 58.16 feet to a 5/8 inch iron rebar with yellow plastic cap and the POINT OF BEGINNING, containing 0.29 acres, more or less.

TOGETHER WITH a 20.00 foot wide easement for ingress and egress in the B. B. Bishop D.L.C. No. 39, all in the Northeast one-quarter of Section 20 and the Northwest one-quarter of Section 21, Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County, Washington, lying 10.00 feet each side of, as measured at right angles to and parallel with the following described centerline, to wit:

Beginning at a point lying South 47°13'00" East, a distance of 57.93 feet from the most northerly corner of the heretofore described parcel; thence North 42°47'00" East, a distance of 43.80 feet to the point of curvature of a 50.00 foot radius curve, concave to the South; thence following said curve to the right through a central angle of 74°58'27" (said curve being subtended by a chord bearing North 80°16'13" East, a distance of 60.86 feet), an arc distance of 65.43 feet to the point of tangency; thence South 62°14'33" East, a distance of 41.18 feet to the point of curvature of a 50.00 foot radius curve, concave to the Southwest; thence following said curve to the right through a central angle of 15°08'34" (said curve being subtended by a chord bearing South 54°40'16" East, a distance of 13.18 feet), an arc distance of 13.22 feet to the point of tangency; thence South 47°05'59" East, a distance of 25.00 feet to the point of curvature of a 100.00 foot radius curve, concave to the Southwest; thence following said curve to the right through a central angle of 16°00'34" (said curve being subtended by a chord bearing South 39°05'42" East, a distance of 27.85 feet), an arc distance of 27.94 feet to the point of compound curvature with a 100.00 foot radius curve, concave to the Northeast; thence following said curve to the left through a central angle of 16°03'44" (said curve being subtended by a chord bearing South 39°07'18" East, a distance of 27.94 feet), an arc distance of 28.03 feet to the point of tangency; thence South 47°09'09" East, a distance of 469.74 feet to the Northerly right-of-way boundary of Cascade Drive as laid out and dedicated according to the Second Addition to the Plats of Relocated North Bonneville, recorded August 17, 1993 in Book B of Plats, pages 74 through 79, Skamania County records, and the point of terminus of the herein described centerline, which point lies on a 2,895.00 foot radius curve, concave to the southeast, from which a radial line bears South 19°06'48" East, extending and shortening the sidelines of the herein described easement so as to terminate at the most Easterly boundary of the heretofore described parcel and at the Northerly right-of-way boundary of the aforementioned Cascade Drive on 20.00-foot radius tangent curves.

Gary H. Martin, Skamania County Assessor
Date 5/2/06 Parcel # 27-20-1-100

North Bonneville Annex Substation
Case No. 20000309
Page 2 of 5

MC # 2006161404
Page 3 of 8

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 North Bonneville Annex 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 North Bonneville Annex 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 lines.

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 retained by Bonneville 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 \$34,337.00.

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.

Dated at Portland, Oregon, this 16th day of MARCH, 2006.

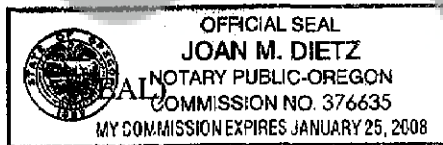
UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

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 16th day of March, 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 21st day of March, 2006.

PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY

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

STATE OF WASHINGTON)
County of Skamania) ss:

On this day personally appeared before me Robert Wittenberg Jr., known to be the Manager of PUD #1 of Skamania County, 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 21st day of March, 2006.

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

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

North Bonneville Annex Substation
Equipment to be Sold by BPA
Exhibit A

Description	Qty.	BPA Equip. No.	Position	Year Installed
Outdoor Equipment				
Disconnect Sw., 15kV, Group Operated, 1200	1 ea	D09922	L-51	78
Fuse Mount, 15kV - w/Spares	3 ea	F03953-55		78
Fuse Mount, 115kV - w/Spares	3 ea	F04098-4100		91
Surge, Arresters 12kV	3 ea	A02907-09		78
Surge, Arresters 90kV	3 ea	A04405-07		78
Transformers, Station Service, 50-kVA	3 ea	TS1829-31		78
Grounding, 4/0-2/0 CU, Gnd Rods	1000lnft			78
Current Transformer, 15kV, 300/600-5A	3 ea	C05201-03		78
Voltage Transformer, 15kV Class, Metering	3 ea	P04767-69		78
Cable & Control Wire, Outdoor - 600V	150lnft			78
Bus, Removable Link	3 ea			78
Bus, Tubing Al 2" IPS	100lnft			78
Bus, Tubing Al 3" IPS	325lnft			78
Insulator, Standard, 15kV	3 ea			78
Insulator, Stacking, 115/230kV	99 ea			78 & 91
Conduit - Plastic, PVC 2" IPS	700lnft			78
Transformer, Pwr 7.7/9.4MVA, 115-12.5kV	1 ea	T01357		78
SWYD Lighting, w/J-Box & Receptacles	3 ea			78
Strc/Supports, Guard, for Underhung Fuse	1 set			78
Strc/Supports, 115kV, Bus Ped, High 17'-7"	3 ea			78
Rack, 6.9/13.8kV, 1 Bay	1 ea			78
Site Development & Environment				
Yard Surfacing, Crushed Rock 1-1/2" - 1/4"	150cuyd			78
Roads, Access & SW'YD	25cuyd			78
Fence, 7' Fabric	550lnft			78
Fence, Gates 4'	1 ea			78
Fence, Gates 20'	1 ea			78
Foundations, Concrete	24cuyd			78
Land	0.33 AC			

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