

Doc # 2006161405  
Page 1 of 7  
Date: 05/02/2006 12:32P  
Filed by: SKAMANIA COUNTY TITLE  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
J. MICHAEL GARVISON  
AUDITOR  
Fee: \$38.00

After Recording, Return to  
Bonneville Power Administration  
TRF-3  
PO BOX 3621  
Portland, OR 97208-3621

Please print or type information

<b>Document Title(s)</b> (or transactions contained therein):	
1. Quitclaim Deed and Bill of Sale	
2.	
3.	
4.	
<b>Reference Number(s) of Documents assigned or released:</b> (On page all of document(s))	
<b>REAL ESTATE EXCISE TAX</b>	
<b>Grantor(s)</b> (Last name first, then first name and initials)	
1. UNITED STATES OF AMERICA	25914 MAY - 2 2006
2.	
3.	
4.	
5. <input type="checkbox"/> Additional names on page of document	<b>PAID</b> <i>exempt</i> <i>Vickie Olland, Deputy</i> SKAMANIA COUNTY TREASURER
<b>Grantee(s)</b> (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	
<b>Legal description</b> (abbreviated: i.e., lot, block, plat or section, township, range) SE1/4SW1/4 and SW1/4SE1/4 Section 3 and NE1/4NW1/4 and NW1/4NE1/4 Section 10, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington	
<b>Assessor's Property Tax Parcel/Account Number</b> 69	
N/A Government Property 01-05-10-0-0-0300	
<input checked="" type="checkbox"/> Additional legal is on page of document. 243	
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.	

Cape Horn Substation  
Case No. 20000307

**AFTER RECORDING, RETURN TO**

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

Consideration is \$262,823.00

**QUITCLAIM DEED and BILL OF SALE**

THIS DEED made this 15<sup>th</sup> 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 Cape Horn Substation Site (Substation) situated in SE1/4SW1/4 and SW1/4SE1/4 of Section 3 and NE1/4NW1/4 and NW1/4NE1/4 Section 10, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, as more particularly described as follows:

Parcel 1: All that portion of SE1/4SW1/4 of Section 3 and NE1/4NW1/4 of Section 10, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, lying southerly and easterly of the Public Road known and designated as the Washington State Highway Route Number 140. The above portion of land contains 7.6 acres more or less, as recorded on May 23, 1975, in Book 68, Page 916, Records of Deed, No.79331, Skamania County, Washington and

Parcel 2: All that part of SW1/4SE1/4 of Section 3, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as beginning at a point which is North 07°31'10" East, 281.77 feet from the south one quarter corner of Section 3. This corner is evidenced by a 1-inch Iron Pipe with Brass Cap. Thence North 87°39'50" East, 200.0 feet; thence South 02°20'10" East, 282.0 feet; thence South 88°40'40" West, 248.3 feet to the South one quarter corner of Section 3, thence North on the west line of the SW1/4SE1/4 of Section 3, to the Southerly right-of-way line of

Washington State Route Number 140; thence Northeasterly along the Southerly right-of-way of said highway to a point that is North 02°20'10" West, 80 feet more or less from the point of beginning; thence South 02°20'10" East, 80 feet more or less to the point of beginning. Said land contains 1.59 acres more or less, as recorded on April 25, 1975, in Book 68, Page 767, Records of Deed, No. 79078, Skamania County, Washington, and

Parcel 3: All that part of the NW1/4NE1/4 of Section 10, Township 1 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as beginning at the north one-quarter corner of Section 10, which is evidenced by 1-inch Iron Pipe with Brass Cap. Thence North 88°40'40" East, 248.3 feet; thence South 02°20'10" East, 118.0 feet; thence South 87°39'50" West, 252 feet more or less to the west line of NW1/4NE1/4 of Section 10, thence North on said west line to the north one quarter corner of Section 10 being the point of beginning. Said land contains 0.69 acre more or less, as recorded on April 23, 1975 in Book 68, Page 741, Records of Deed, No. 79066, Skamania County, Washington.

Gary H. Martin, Skamania County Assessor

Date 5/2/06 Parcel # 1-5-10-360

This grant is further subject to the terms and conditions contained in the Agreement for Disposition of said Substation between the Parties executed on 17<sup>th</sup> 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 Cape Horn 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 Cape Horn Substation and the established access road for the purpose 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 and road 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

clean-up 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 \$262,823.00.

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 regulations, 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 14<sup>th</sup> day of February, 2006.

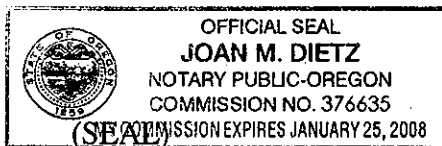
**UNITED STATES OF AMERICA**  
Department of Energy  
Bonneville Power Administration

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 Margaret 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 1<sup>st</sup> day of February, 2006.



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

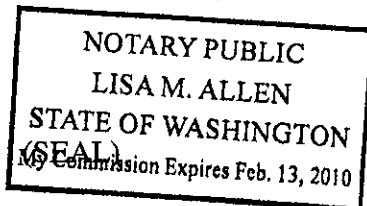
#### PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY

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 15<sup>th</sup> day of March, 2006.



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

Cape Horn Substation  
Equipment to be Sold by BPA  
Exhibit A

Description	Qty.	BPA Equip. No.	Position	Year Installed
<b>Outdoor Equipment</b>				
PCB, 15kV, 560A, Self Contained (Recloser)	1 ea	O01805	L-344	75
Disconnect Sw., 115kV, Group Operated, 12	1 ea	D09645	B-679	75
Disconnect Sw., 15kV, Group Operated, 120	1 ea	D09876	L-344	75
Disconnect Sw., 15kV, Hook Operated, 1200	6 ea	D09448-53	L-344	75
Fuse Mount, 15kV - w/Spares	4 ea	F03632-34, F03639		75
hung)	3 ea	F03629-31		75
Surge, Arresters 90kV	3 ea	A04205-06, A04210		75
Surge, Arresters 12kV	3 ea	A04356-58		75
Transformer, Pwr, 6/8 MVA, 3PH, 115-13.8 kV	1 ea	T00846		84
Grounding, 4/0-2/0 CU, Gnd Rods	2000lft			75 & 95
Current Transformer, 15kV, 400/800-5A	3 ea	C04333-35		75
Voltage Transformer, 15kV Class, Metering	3 ea	P02430-32		75
Cable & Control Wire, Outdoor - 600V	1100lft			75
Strc/Supports, 115kV, DSSW, Low, WF	1 ea			75
Strc/Supports, Guard, for Underhung Fuse	1 set			75
Strc/Supports, 115kV, Bus Ped, High 17'-7"	3 ea			75
Rack, 6.9/13.8kV, 1 Bay	1 ea			75
Strc/Supports, Surge Arrester, 7' 6"	3 ea			75
Station Service Transformer 15/25kVA 1-Ph	1 ea	TS1677		76
Bus, removable Link	3 ea			76
Bus, Tubing Al 2" IPS	150lft			76
Bus, Tubing Al 3" IPS	120lft			76
Conduit - Plastic, PVC 2" IPS	700lft			76
Insulator, Standard, 15kV	12 ea			76
Insulator, Stacking, 115/230kV	9 ea			76
SWYD Lighting, w/J-Box & Receptacles	1 ea			76
<b>Indoor Equipment</b>				
Recording Voltmeter & Panel				76
<b>Site Development</b>				
Yard Surfacing, Crushed Rock 1-1/2" - 1/4"	290cuyd			75
Roads, Access & SW'YD	715cuyd			75
Fence, 7' Fabric	2200lft			75
Fence, Gates 4'	1 ea			75
Fence, Gates 20'	1 ea			75
Ctrl/Meter Hse, Wood- Al Clad, 6x6	1 ea	Z00550		75
Land	9.8 AC			

[illegible]