

Doc # 2006161406  
Page 1 of 8  
Date: 05/02/2006 12:33P  
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

<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))	
REAL ESTATE EXCISE TAX	
<b>Grantor(s)</b> (Last name first, then first name and initials)	
1. UNITED STATES OF AMERICA	25915 MAY - 2 2006
2.	PAID <u>exempt</u>
3.	<u>V. Michael Chelland, App.</u>
4.	SKAMANIA COUNTY TREASURER
5. <input type="checkbox"/> Additional names on page of document	
<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)	
W1/2NE1/4NW1/4, and Lots 8 and 9 of the Ignaz Wachter Subdivision of Sections 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington.	
<b>Assessor's Property Tax Parcel/Account Number</b> 6.5	
N/A Government Property 3-7-36-2-	
<input checked="" type="checkbox"/> Additional legal is on page of document. 2 & 3	
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.	

Stevenson Substation  
Case No. 20000311

**AFTER RECORDING, RETURN TO**

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

Consideration is \$275,266.00

**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 Stevenson Substation Site (Substation) situated in W1/2NE1/4NW1/4, and Lots 8 and 9 of the Ignaz Wachter Subdivision, of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, as more particularly described as follows:

Substation Site Parcel 1: All that portion of the W1/2NE1/4NW1/4 of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, lying Northwesterly of Tract No. BC-27 of the Bonneville Power Administration Bonneville-Coulee transmission line right of way, as shown in an amended Lis Pendens filed in the District Court of the United States for the Western District of Washington, Southern Division, Cause No. 34, dated December 26, 1939, and recorded on January 5, 1940, in Book 27 of Deeds, Page 607, under Auditor's File No. 28306, records of Skamania County, Washington. (Warranty Deed recorded on February 13, 1975, in Book 68, Page 372, No. 78773, Records of Deed in Skamania, County, Washington.)

Substation Access Road: All that portion of Lot 8 of the Ignaz Wachter Subdivision of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, lying Northwesterly of the Bonneville Power Administration's Stevenson Substation Site and Northerly of a line 25 feet Southerly and parallel with a survey line described as follows: Beginning at a point which bears South 11°06'10" West, 432.57

feet from a 5/8 inch iron rod set to monument the Southeast corner of the SW1/4SW1/4 of Section 25, Township 3 North, Range 7 East, Willamette Meridian, thence North 67°30' West 140 feet; thence on a 100-foot radius curve to the left with 23° central angle a distance of 40.14 feet; thence South 89°30' West, 419 feet to a point in the County Road No. 2060 which bears South 58°06'30" East, 765.15 feet from brass cap monumenting the northwest corner of Section 36. (Warranty Deed recorded on February 13, 1975, in Book 68, Page 367, No. 78769, Records of Deed in Skamania, County, Washington.)

Substation Access Road Parcel 2: All the portion of Lot 8 of the Ignaz Wachter Subdivision of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, lying Easterly of the center line of the Skamania County Road No. 2060 (Maple Way Road) and Southerly of the Bonneville Power Administration Stevenson Substation Entrance Road right-of-way and Northwesterly of a line described as follows: Beginning at a point on the South edge of said entrance road right-of-way that bears South 58°29'00" East, 820.3 feet from a brass cap monumenting the northwest corner of said Section 36; thence South 44°30' West. (Warranty Deed recorded on March 14, 1975, in Book 68, Page 507, No. 78887, Records of Deed in Skamania, County, Washington.)

Substation Access Road Parcel 3: All that portion of Lot 9 of the Ignaz Wachter Subdivision of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, lying Easterly of the center line of Skamania County Road No. 2060 (Maple Way Road) and Northerly of the Bonneville Power Administration Stevenson Substation Entrance Road right-of-way, and Southwesterly of a line described as follows: Beginning at point on the North edge of said entrance road right-of-way that bears South 61°33'30" East, 795.4 feet from brass cap monumenting the Northwest corner of Section 36; thence North 45°30' West. (Warranty Deed recorded on May 2, 1975, in Book 68, Page 807, No. 79133, Records of Deed in Skamania, County, Washington.)

Also: That part of the following described tract of land located in the N1/2 NW1/4 of Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, being parts of Lot 8 and Lot 9 of the Ignaz Wachter Subdivision and part of the W1/2NE1/4NW1/4 of said Section 36, particularly described as follows:

Commencing at the northwest corner of the W1/2NE1/4NW1/4 of said Section 36, thence North 88°28'30" East, a distance of 220.10 feet to the true point of beginning; thence South 30°17'00" East, a distance of 315.14 feet; thence South 41°52'50" West, a distance of 474.47 feet; thence North 48°07'10" West, a distance of 300.00 feet; thence North 41°52'50" East, a distance of 570.98 feet, more or less, to the true point of beginning, containing 3.60 acres more or less.

Gary H. Martin, Skamania County Assessor  
Date 5/2/06 Parcel # 65-3-7-36-2-

Stevenson Substation  
Case No. 20000311  
Page 2 of 5

DOC # 2006161406  
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 Stevenson 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 and access road at Stevenson 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 \$275,266.00.

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

**UNITED STATES OF AMERICA**

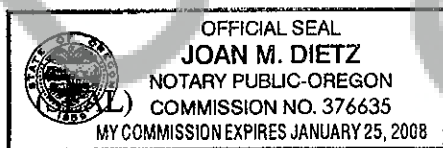
Department of Energy  
Bonneville Power Administration

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



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



Stevenson 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	O01760		75
Disconnect Sw., 115kV, Group Operated, 1200	1 ea	D09287	B-809	75
Disconnect Sw., 15kV, Group Operated, 1200	1 ea	D09371	L-50	75
Disconnect Sw., 15kV, Hook Operated, 1200	6 ea	D09380-85		75
Fuse Mount, 15kV - w/Spares	4 ea	F03552-54, F05241		75
hung)	3 ea	F03576-78		75
Surge, Arresters 90kV	3 ea	A04154-56		75
Surge, Arresters 12kV	3 ea	A04157-59		75
Grounding, 4/0-2/0 CU, Gnd Rods	2600lft			75
Transformer, Pwr 7.5/9.4 MVA, 115-12.5kV	1 ea	T01510		75
Voltage Transformer, 15kV Class, Metering	3 ea	P04326-28		75
Current Transformer, 15kV, 600-5A	3 ea	C05524-26		79
Cable & Control Wire, Outdoor - 600V	1250 lft			75
Strc/Supports, 115kV, DSSW, Low, WF	1 ea			75
Strc/Supports, 115kV, Underhung Fuse	1 ea			75
Strc/Supports, Guard, for Underhung Fuse	1 set			75
Strc/Supports, 115kV, Bus Ped, Low 9'-7"	11 ea			75
Strc/Supports, 115kV, Bus Ped, High 17'-7"	3 ea			75
Rack, 6.9/13.8kV, 1 Bay	1 ea			75
Station Service Transformer 15/25kVA 1-Ph	1 ea	TS1619		75
Bus, Removable Link	3 ea			75
Bus, Tubing Al 2" IPS	150lft			75
Bus, Tubing Al 3" IPS	570lft			75
Conduit - Plastic, PVC 2" IPS	600lft			75
Insulator, Standard, 15kV	6 ea			75
Insulator, Stacking, 115/230kV	132 ea			76
SWYD Lighting, w/J-Box & Receptacles	3 ea			75
<b>Site Development</b>				
Yard Surfacing, Crushed Rock 1-1/2" - 1/4"	200cuyd			75
Roads, Access & SW'YD	500cuyd			75
Fence, 7' Fabric	2000lft			75
Fence, Gates 4'	1 ea			75
Fence, Gates 20'	1 ea			75
Ctrl/Meter Hse, Alum., Prefab. w/HVAC	1 ea			75
Foundations, Concrete & Sidewalk	48cuyd			75
Land	5.17 AC			



[illegible]