

Doc # 2006161407  
Page 1 of 8  
Date: 05/02/2006 12:34P  
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))	
<b>Grantor(s)</b> (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	
<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) W1/2SW1/4 and NW1/4SW1/4, Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington	
<b>Assessor's Property Tax Parcel/Account Number</b> N/A Government Property <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.	

**REAL ESTATE EXCISE TAX**

25916

MAY - 2 2006

PAID

exempt

Vickie Culland, Treasurer

SKAMANIA COUNTY TREASURER

Page 2 of 3

63-10-15-0-0-1001

Underwood Substation  
Case No. 20000306

**AFTER RECORDING, RETURN TO**

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

Consideration is \$189,077.00

**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 Underwood Substation Site 2 (Substation) situated in W1/2SW1/4 and the NW1/4SW1/4 of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, as more particularly described as follows:

Parcel 1: A parcel of land in the W1/2SW1/4 of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, describe with reference to the Washington Coordinate System, South Zone, as follows:

Beginning at a Bonneville Power Administration monument which is South 41°09'50" East, 1565.4 feet from the West quarter corner of Section 15. This corner is evidenced by a ½ inch iron pipe. Thence North 06°38'40" West, 177.4 feet; thence South 87°11'00" East, 242.6 feet; thence South 02°49'00" West, 372.3 feet; thence South 42°08'00" West, 236.8 feet to the center of Newell Road; thence North 06°38'40" West, 385.8 feet to the point of beginning.

Parcel 2: A parcel of land in the NW1/4SW1/4 of Section 15, Township 3 North, Range 10 East, Willamette Meridian, Skamania County, Washington, described with bearings referred to the Washington Coordinate System-South Zone, as follows:

Beginning in the west line of the Underwood Substation Site 2, Parcel 1 at BPA Monument that is South 41°09'50" East, 1565.4 feet from the West quarter corner of Section 15. This corner is evidenced by a ½ inch iron pipe. Thence South 06°38'40" East, 94.7 feet to the center of a Skamania County Road (Newell Road). Thence along the center of said road North 30°27'55" West, 71.5 feet. Thence North 57°27'50" West, 50.3 feet. Thence North 81°00'35" West, 49.9 feet. Thence South 79°41'40" West, 48.4 feet to the intersection of the centerline of Skamania County Road No. 96. Thence along the centerline of County Road No. 96 North 14°14'40" West, 42.2 feet. Thence North 00°51'20" East, 45.0. Thence North 41°19'50" East, 44.3 feet. Thence North 56°23'30" East, 46.1 feet. Thence North 56°03'30" East, 70.1 feet. Thence leaving the centerline of the road South 87°11'00" East, 27.7 feet to the Northwest corner of the Underwood Substation Site 2, Parcel 1. Thence South 06°38'40" East, 177.4 feet to the point of beginning.

Gary H. Martin, Skamania County Assessor  
Date 5/2/06 CS PT Parcel # 3-10-15-1001

Warranty Deed recorded on December 19, 1972, in Book 64, Page 815, No. 75620, Records of Deed in Skamania, County, Washington.

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 Underwood 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 access road and the entire facility at Underwood 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 \$189,077.00.

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



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

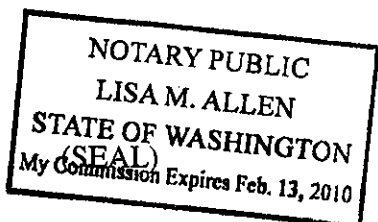
**PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY**

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

Underwood Substation  
Equipment to be Sold by BPA  
Exhibit A

Description	Qty.	BPA Equip. No.	Position	Year Installed
<b>Outdoor Equipment</b>				
PCB, 15kV, 1200A, Non Self Contained	1 ea	O02619	L-1028	92
Disconnect Sw., 15kV, Group Operated, 1200	1 ea	D08309		72
Disconnect Sw., 115kV, Group Operated, 1200	1 ea	D10449	B-166	91
Disconnect Sw., 15kV, Hook Operated, 1200	6 ea	D04685-90		72
Fuse Mount, 15kV - w/Spares	4 ea	F03187-90		73
hung)	3 ea	F03325-27		73
Surge, Arresters 96kV	3 ea	A06724-25, A06978		96
Surge, Arresters 12kV	3 ea	A01076-78		73
Grounding, 4/0-2/0 CU, Gnd Rods	1500 Inft			73
Current Transformer, 15kV, 200/400-5A	3 ea	C03626-28		73
Voltage Transformer, 15kV Class, Metering	3 ea	P01749-50, P01480		73
Cable & Control Wire, Outdoor - 600V	1650 Inft			73
Strc/Supports, 115kV, DSSW, Low 8'-7"	1 ea			73
Strc/Supports, 115kV, Underhung Fuse	1 ea			73
Strc/Supports, Guard, for Underhung Fuse	1 set			73
Strc/Supports, 115kV, Bus Ped, High 17'-7"	3 ea			73
Strc/Supports, Yard Light Pedestal	1 ea			73
Rack, 6.9/13.8kV, 1 Bay	1 ea			73
Strc/Supports, Surge Arrester, 7' 6"	3 ea			73
Strc/Supports, Gnd Wire Pole, Steel 30Ft	1 ea			73
Station Service Transformer, 10 kVA	1 ea	TS2753		73
Transformer, Pwr, 3PH, 6/8 MVA, 115-12.47	1 ea	T00759		73
Bus, Removable Link	3 ea			72
Bus, Tubing Al 2" IPS, Copper 1" IPS	450Inft			72
Bus, Tubing Al 3" IPS	200Inft			72
Insulator, Standard, 15kV	3 ea			72
Insulator, Stacking, 115/230kV	63 ea			73 & 91
Conduit - Plastic, PVC 2" IPS	550Inft			72
SWYD Lighting, w/J-Box & Recepticles	5 ea			72

<b>Indoor Equipment</b>				
Recording Voltmeter	1 ea			73
Relay-Feeder Pckg, Below 69kV, Rack/Pnls	1 ea			73
Battery, 48VDC, 55AH, & Rack	1 ea	B02652		73
Battery Charger, 48VDC, Panel & Gnd Det.	1 ea	B01104		73

<b>Site Development</b>				
Fencing (Inside yard)	600Inft			73
Yard Surfacing, Crushed Rock 1-1/2" - 1/4"	200cuyd			73
Roads, Access & SWYD	285cuyd			73
Fence, 7' Fabric	600Inft			73
Fence, Gates 4'	1 ea			73
Fence, Gates 20'	1 ea			73

Underwood Substation  
Equipment to be Sold by BPA  
Exhibit A

Ctrl/Meter Hse, Alum., Prefab. 10x16 w/HVA	1 ea			73
Foundations, Concrete & Sidewalk	25cuyd			73
Water/Sewer System				73
Land	2.8 AC			

Unofficial  
Copy

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