

When Recorded, Return to:
PACIFICORP
Attn: Property Tax Dept.
825 NE Multnomah St., Suite 1900
Portland, OR 97232

STATUTORY WARRANTY DEED

Grantor:	THE NATURE CONSERVANCY, A DISTRICT OF COLUMBIA NON-PROFIT CORPORATION
Grantee:	PACIFICORP, AN OREGON CORPORATION
Legal Description: (abbreviated)	PORTION OF S30 T7N R5E WM
<input checked="" type="checkbox"/> Additional on:	PAGE 3
Assessor's Property Tax Parcel / Account No.	07-05-30-0-0-0100-00 and 07-05-30-0-0-0101-00
Reference Nos.:	n/a <i>Ln 8/26/24</i>

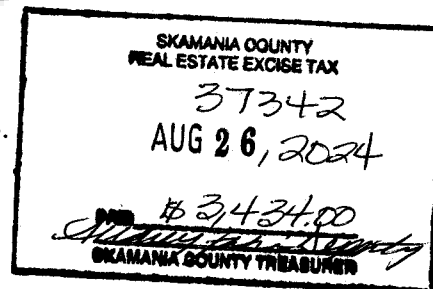
THE GRANTOR, THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, for and in consideration of good and valuable consideration in hand paid, conveys and warrants to PacificCorp, an Oregon corporation, the following described real estate, situated in the County of Skamania, State of Washington:

See **EXHIBIT A** attached hereto and incorporated herein by this reference;

TOGETHER WITH all improvements and fixtures thereon, all mineral, water, ditch, grazing and other surface and subsurface rights, permits, hereditaments, easements, incidents and appurtenances belonging thereto;

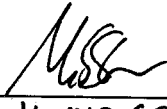
SUBJECT TO and excepting those matters on **EXHIBIT B** attached hereto and incorporated herein by this reference.

DATED this 15th day of August 2024.



GRANTOR:

THE NATURE CONSERVANCY,
a District of Columbia non-profit corporation

By: 
Name: MICHAEL S. STEVENS
Title: WASHINGTON STATE DIRECTOR

STATE OF WASHINGTON

COUNTY OF King }

ss.

I certify that I know or have satisfactory evidence that Michael S. Stevens is the person who appeared before me, and said person acknowledged that he/~~she~~ signed this instrument, on oath stated that he/~~she~~ was authorized to execute the instrument and acknowledged it as the WA State Director of The Nature Conservancy, a non-profit corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of August, 2024.





Printed Name: Isaac Hansen
NOTARY PUBLIC in and for the State of Washington,
residing at Seattle, WA
My Commission Expires 09/01/2027

EXHIBIT A
Legal Description

All that real property located in the County of Skamania, State of Washington, more particularly described as follows:

That portion of the South half of the Northeast quarter and that portion of the Southeast quarter of the Northwest quarter, all in Section 30, Township 7 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, lying South of the North line of that certain right of way granted to Pacific Power and Light Company by instrument recorded in Book 48, page 503.

EXCEPT BEGINNING at the Northeast corner of Section 30, Township 7 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, thence; South $01^{\circ}10'00''$ West along the East line of said Section 30, a distance of 1965.54 feet to the TRUE POINT OF BEGINNING of this description; thence South $64^{\circ}23'34''$ West, a distance of 1473.17 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of Said Section 30, thence South $89^{\circ}09'08''$ East, along the South line of said Southeast quarter of the Northeast quarter a distance of 1315.25 feet, to the East quarter corner of said Section 30, thence North $01^{\circ}10'00''$ East, along said East line of Section 30, a distance of 656.30 feet to the True Point of Beginning of this description.

As shown in that certain Survey recorded in Book 3 of Surveys, page 314 records of Skamania County, Washington.

Skamania County Assessor

Date 8-26-24 Parcel# 070530000/0000
070530000/0100

RM

EXHIBIT B
Exceptions

1. Easement and the terms and conditions thereof:
Grantee: Pacific Power and Light Company
Purpose: Electric Transmission and Distribution
Recorded: August 28, 1957
Auditor's File No.: Book 44 Page 99
2. Matters disclosed by survey recorded under File No. Book 3 Page 203 and amended under Book 3 page 314.
3. Reservations and other matters and the terms and conditions thereof:
Recorded: July 25, 1986
Auditor's File No.: Book 101 Page 997 and Book 85 Page 466
Reserving: Coals and minerals

Except those minerals conveyed to I.P. Timberlands Operating Company recorded under Auditor's File No. 124946, Book 156 Page 375
4. Easement and the terms and conditions thereof:
Grantee: Pacific Power and Light Company
Purpose: Electric Transmission and Distribution
Recorded: June 15, 1961
Auditor's File No.: Book 48 Page 503
5. Covenants, conditions and restrictions contained in instrument; Auditor's File No.: Patent Number 58145
6. Matters disclosed by survey recorded December 30, 1983 under File No. Book 7 Page 110 and amended under Book 3 Page 317.
7. Deed of Conservation Easement and the terms and conditions thereof:
Grantee: State of Washington by and through the Department of Fish and Wildlife
Recorded: 8126124
Auditor's File No.: 2024-001197
8. Lack of a recorded easement providing access to the lands described herein from any public road.