

Skamania County, WA  
Total:\$306.50  
MISC  
Pgs=4

**2024-001427**

10/01/2024 03:15 PM

Request of: COLUMBIA GORGE TITLE



**WHEN RECORDED MAIL TO:**

Columbia Gorge Title  
41 SW Russell Ave.  
Stevenson, WA 98648  
(509) 427-5681

**DOCUMENT TITLE(S)**

Quit Claim, Release and Abandonment of Deed Restrictions

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

AFN# 2017002292

**GRANTOR(S):**

FRN Washington, LLC, a Washington limited liability company

**GRANTEE(S):**

Bonneville Resorts LLC, a Limited Liability Company

**ABBREVIATED LEGAL DESCRIPTION:**

Lot 1 BHS S/P #2015000078

**TAX PARCEL NUMBER(S):**

02-07-16-3-0-0200-00 & 02-07-16-3-0-0200-06

**After Recording Return to:**

JWR Law, LLC  
c/o Wes Raborn  
1121 SW Salmon St., 5<sup>th</sup> floor  
Portland, OR 97205

1232232

**QUIT CLAIM, RELEASE AND ABANDONMENT OF DEED RESTRICTION**

This Quit Claim, Release and Abandonment of Deed Restriction ("Release") is made by Pirfil Cam ("Cam"), effective as of September 18, 2024 (the "Effective Date").

WHEREAS, CAM recorded a "Deed Restriction" AFN# 2017002292 on October 31, 2017 in the Skamania County, Washington real property records ("Deed Restriction") on the real property described in **Exhibit A** attached hereto and incorporated herein ( the "Property").

WHEREAS, for valuable consideration, the receipt of which is hereby acknowledged, CAM desires to quitclaim, release and abandon the Deed Restriction from the Property.

WHEREAS, CAM wishes to extinguish the Deed Restriction and hereby quit claim and abandon all right, title, and interest in the Deed Restriction pursuant to the term of this Release.

NOWHEREFORE, CAM agrees as follows:

**QUIT CLAIM AND RELEASE:**

As of the Effective Date, CAM hereby quit claims, abandons and releases all of its right, title and interest in and to the Deed Restriction from the Property and authorizes the release of the same as an encumbrance on the Property.

Pirfil Cam

By: Pirfil Cam

Date: 9-18-24

State of Oregon )  
 )ss.  
County of Multnomah)

On September 18, 2024, before me, the undersigned, Notary Public, personally appeared **PIRIF CAM**, known to me or proved to me on the basis of satisfactory evidence to execute this Agreement and acknowledged this Agreement to be the free and voluntary act and deed of himself, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute this Agreement and in fact executed this Agreement on his behalf.

Erica Gray  
Notary Public, State of Oregon



**Exhibit "A"-Bonneville Lodge Legal Description**

Lot 1 BHS Short Plat, recorded in Skamania County Auditor File No. 2015000078, Skamania County Records.

LESS AND EXCEPT that portion conveyed by instrument recorded as Auditor File Number 2017002646, Skamania County Records, described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF THE "BHS SHORT PLAT" AS RECORDED UNDER SKAMANIA COUNTY, WASHINGTON, AUDITORS FILE NUMBER 2015000078;

THENCE NORTH 02° 14' 41" EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR A DISTANCE OF 1024.18 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH RIGHT OF WAY LINE OF THE NORTHWEST PIPELINE CORPORATIONS 60-FOOT-WIDE PIPELINE EASEMENT AS DESCRIBED AND RECORDED IN BOOK 192 AT PAGES 23 THROUGH 31, SKAMANIA COUNTY, WASHINGTON, AUDITORS RECORD;

THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCE;

THENCE NORTH 46° 25' 25" EAST, FOR A DISTANCE OF 158.37 FEET;

THENCE SOUTH 66° 56' 50" EAST, FOR A DISTANCE OF 246.53 FEET;

THENCE SOUTH 77° 44' 50" EAST, FOR A DISTANCE OF 250.79 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, NORTH 07° 47' 20" WEST, FOR A DISTANCE OF 63.87 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID 60-FOOT WIDE PIPELINE EASEMENT;

THENCE NORTH 62° 10' 10" EAST, ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 317.95 FEET;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, SOUTH 39° 19' 50" EAST, FOR A DISTANCE OF 61.23 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "BHS SHORT PLAT";

THENCE SOUTH 62° 10' 10" WEST, ALONG THE NORTH LINE OF SAID LOT 2, FOR A DISTANCE OF 248.60 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE LEAVING SAID NORTH LINE, SOUTH 26° 58' 17" EAST, FOR A DISTANCE OF 191.15 FEET TO THE SOUTHWEST CORNER THEREOF AND THE SOUTH LINE (NORTH RIGHT OF WAY LINE OF EAST CASCADE DRIVE) OF SAID LOT 1;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1 THE FOLLOWING COURSES AND DISTANCES;

THENCE SOUTH 32° 43' 21" WEST FOR A DISTANCE OF 75.96 FEET TO THE BEGINNING OF A 447.50-FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF A TANGENT 447.50-FOOT RADIUS CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 130.95 FEET, THROUGH A CENTRAL ANGLE OF  $16^{\circ} 46' 00''$ , THE LONG CHORD OF WHICH BEARS SOUTH  $41^{\circ} 06' 21''$  WEST, FOR A CHORD DISTANCE OF 130.49 FEET;

THENCE SOUTH  $49^{\circ} 29' 21''$  WEST FOR A DISTANCE OF 92.60 FEET, TO THE BEGINNING OF A 144.60-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG THE ARC OF A TANGENT 144.60-FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 55.14 FEET, THROUGH A CENTRAL ANGLE OF  $21^{\circ} 51' 00''$ , THE LONG CHORD OF WHICH BEARS SOUTH  $38^{\circ} 33' 51''$  WEST, FOR A CHORD DISTANCE OF 54.81 FEET;

THENCE SOUTH  $27^{\circ} 38' 21''$  WEST FOR A DISTANCE OF 155.47 FEET TO THE BEGINNING OF A 113.25- FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF A TANGENT 113.25-FOOT RADIUS CURVE TO THE RIGHT, FOR AN ARC DISTANCE OF 62.00 FEET, THROUGH A CENTRAL ANGLE OF  $31^{\circ} 22' 00''$ , THE LONG CHORD OF WHICH BEARS SOUTH  $43^{\circ} 19' 21''$  WEST, FOR A CHORD DISTANCE OF 61.23 FEET;

THENCE SOUTH  $59^{\circ} 00' 21''$  WEST FOR A DISTANCE OF 191.11 FEET TO THE BEGINNING OF A 348.30-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG THE ARC OF A TANGENT 348.30-FOOT RADIUS CURVE TO THE LEFT, FOR AN ARC DISTANCE OF 110.03 FEET, THROUGH A CENTRAL ANGLE OF  $18^{\circ} 06' 00''$ , THE LONG CHORD OF WHICH BEARS SOUTH  $49^{\circ} 57' 21''$  WEST, FOR A CHORD DISTANCE OF 109.57 FEET;

THENCE SOUTH  $40^{\circ} 54' 21''$  WEST FOR A DISTANCE OF 323.27 FEET TO THE TRUE POINT OF BEGINNING.