

Skamania County, WA
Total:\$313.50
DEED
Pgs=11

2024-001862

12/19/2024 03:18 PM

Request of: CLARK COUNTY TITLE



WHEN RECORDED RETURN TO:

Cooper M. Warner and Jason R. Polen
1309 NW 53rd Street
Vancouver WA 98663

DOCUMENT TITLE(S)

Bargain and Sale Deed

GRANTOR(S):

PACIFICORP, an Oregon Corporation

GRANTEE(S):

Cooper M. Warner and Jason R. Polen

ABBREVIATED LEGAL DESCRIPTION:

PTN NW 1/4, SEC 2, T3N, R10EW

TAX PARCEL NUMBER(S):

03100200142900

FULL LEGAL DEScripton:

See Attached Exhibit A

Skamania County
Real Estate Excise Tax

37528

DEC 19 2024

PAID

\$165.12

Skamania County Treasurer
M. B. Wagner

Deed

After recording, return to:
Cooper M. Warner
Jason R. Polen
1309 NW 53rd Street
Vancouver, WA 98663

Send tax statements to:
Cooper M. Warner
Jason R. Polen
1309 NW 53rd Street
Vancouver, WA 98663

Grantor: PACIFICORP, an Oregon corporation
Grantee: Cooper M. Warner and Jason Polen
Assessor's Property Tax Parcel **03100200142900** *BM*
Short Legal Description: CABIN SITE #29 NORTHWESTERN LAKE
PTN NW 1/4 SEC 2 T3N R10E W

U 27080

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Cooper M. Warner, an unmarried person and Jason R. Polen, an unmarried person, as joint tenants with right of survivorship, and not as community property or as tenants in common ("Grantee"), the real estate described and depicted on **Attachment 1** free of encumbrances created or suffered by Grantor, EXCEPT as specifically set forth in **Attachment 2**.

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved

Cooper M. Warner
Jason R. Polen

Grantees

The signatures need not be acknowledged

Grantor covenants and warrants that it is lawfully seized and possessed of the real property aforesaid and has the full right, power, and authority to execute this conveyance.

Dated: December 17, 2024.

PacifiCorp, an Oregon corporation

Deanna Adams

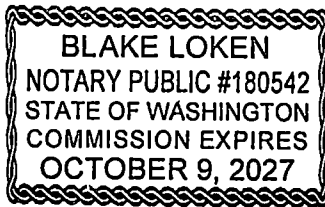
Deanna Adams
Director, Real Estate Transactions

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WA }
COUNTY OF Clark } ss

This instrument was acknowledged before me on this 17th day of December, 2024 2024, by **Deanna Adams, Director, Real Estate Transactions** for **PacificCorp**, an Oregon corporation.

[Seal]



A handwritten signature in black ink, appearing to be 'BL', written over a horizontal line.

Notary Public

My commission expires: October 09, 2027

Unofficial Copy

Attachment 1

Exhibit A

Legal Description and Depiction of the Property

CABIN SITE 29/LOT 29

Parcel No 03100200142900

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 88°43'37" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, A DISTANCE OF 1011.81 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 88°43'37" EAST, 132.29 FEET TO A POINT;

THENCE SOUTH 09°36'37" WEST, 233.55 FEET TO A POINT;

THENCE SOUTH 52°38'47" WEST, 67.70 FEET TO A POINT;

THENCE SOUTH 74°59'24" WEST, 51.20 FEET TO A POINT;

THENCE NORTH 01°42'43" EAST, 135.28 FEET TO A POINT;

THENCE NORTH 24°14'01" WEST, 57.91 FEET TO A POINT;

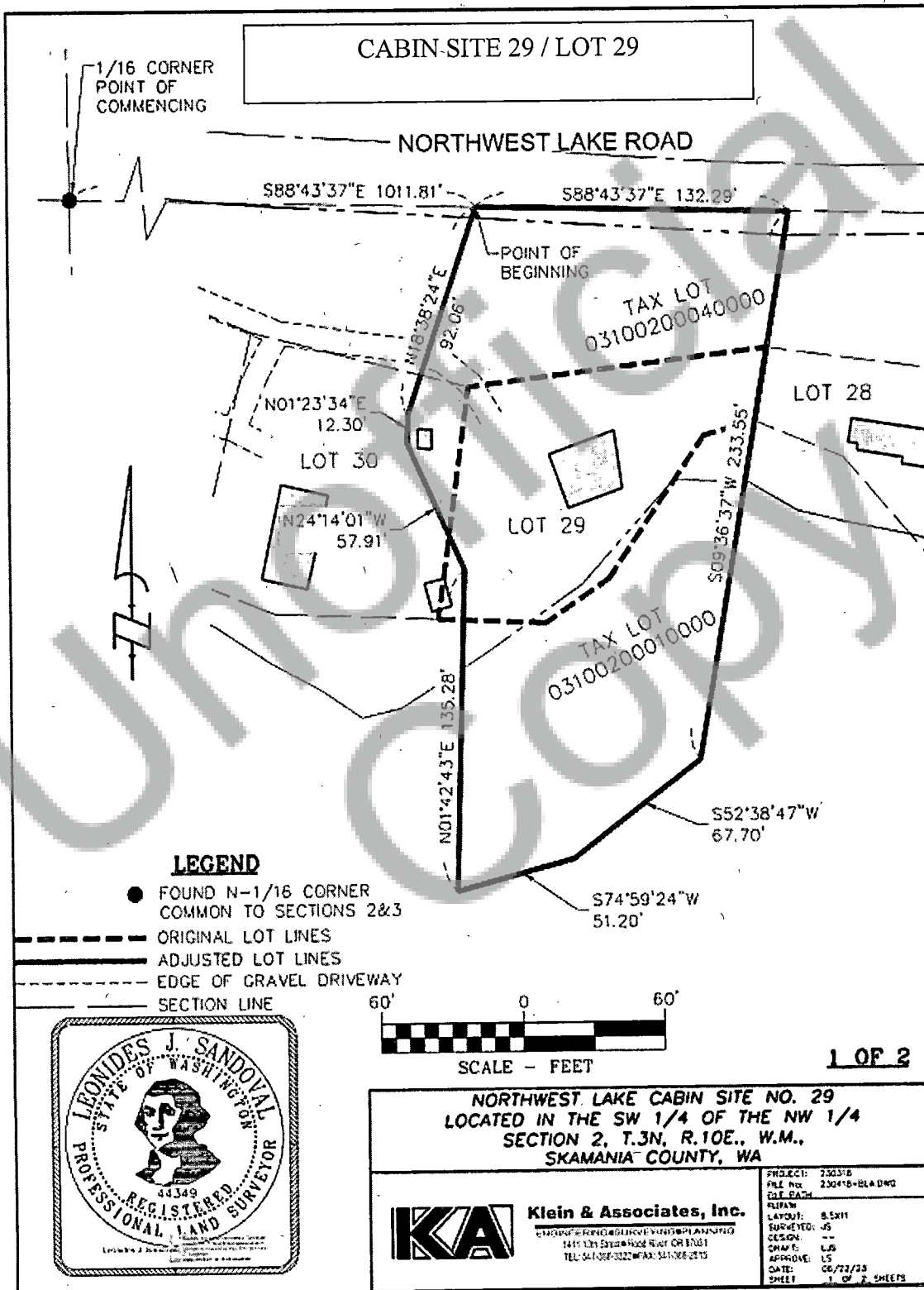
THENCE NORTH 01°23'34" EAST, 12.30 FEET TO A POINT;

THENCE NORTH 18°38'24" EAST, 92.06 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 32,750 SQUARE FEET, MORE OR LESS.

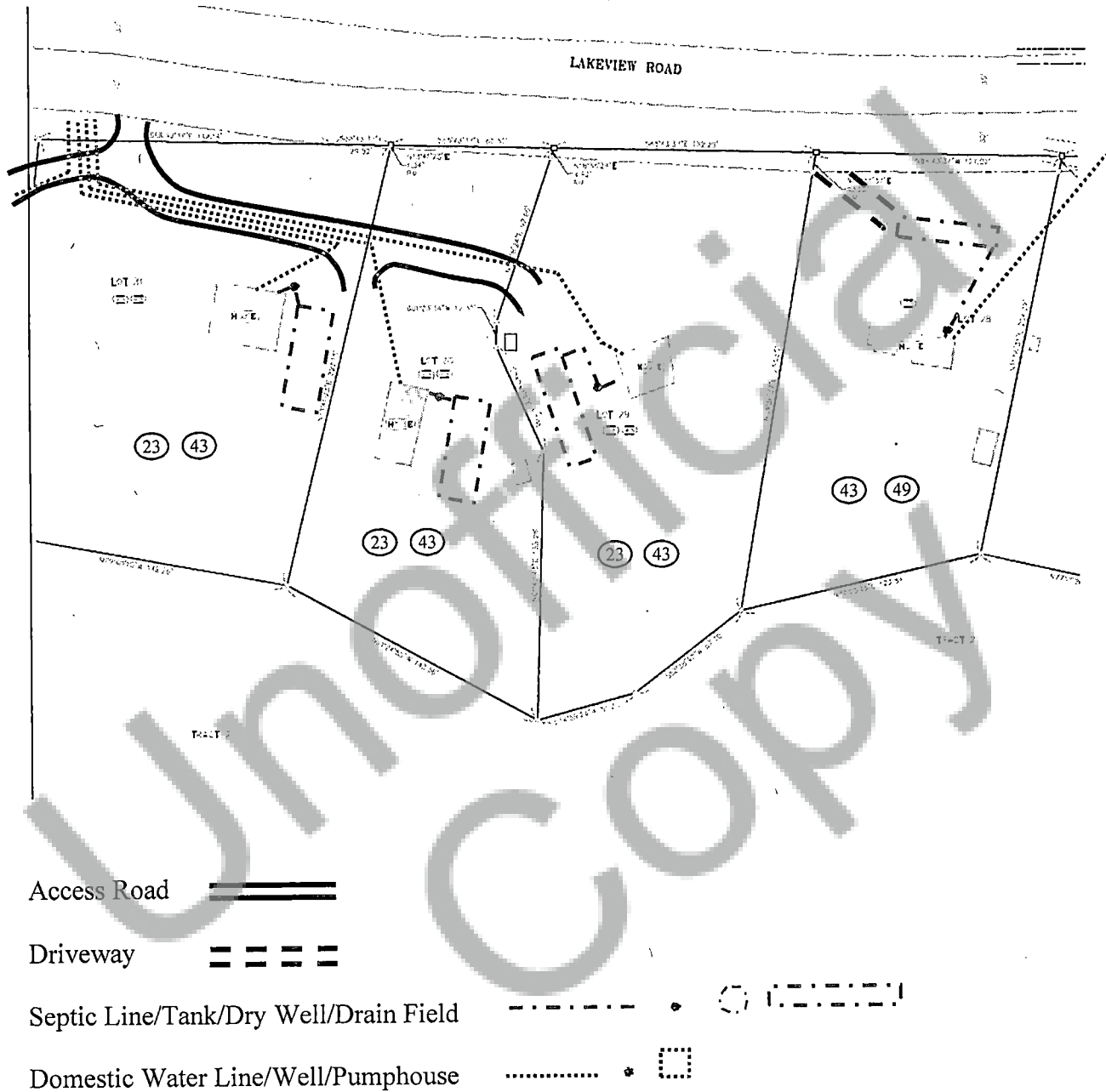
Skamania County Assessor *gm*

Date 12/19/24 Parcel# 03100200142900
~~Pin 03100200150000~~



Attachment 2

Part 1--Road and Utility Easements Lots 28, 29, 30 & 31



Utility/Road locations are approximate and for illustrative purposes only.

Seller conveys this property specifically subject to the following:

- 23 A 14 foot wide shared private access and utility easement over the existing access road located on Lots 30 and 31 to access Lakeview Road. Said easement encompasses the

entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the benefit of lots 29, 30, 31 and 32.

- 43 A 60 foot wide road right of way easement for Lakeview Road, being any portion of Lakeview Road within 30 feet of the centerline of Lakeview Road.

Unofficial
Copy

ATTACHMENT 2
PART 2—ENCUMBRANCES OF RECORD

1. GENERAL TAXES AND POTENTIAL SUPPLEMENTAL ASSESSMENTS, INCLUDING OTHER AMOUNTS DUE THEREUNDER, WHICH RESULTS FROM ANY CHANGE IN TAX EXEMPT STATUS. THE LAND IS CURRENTLY CARRIED ON THE TAX ROLLS AS EXEMPT FROM TAXES. ON THE DATE OF A CONVEYANCE OR CHANGE IN USE WHICH REMOVES IT FROM EXEMPT STATUS, THE LAND WILL BECOME SUBJECT TO GENERAL PROPERTY TAXES FROM THAT DATE FORWARD.

IN ADDITION, SUPPLEMENTAL ASSESSMENTS FOR GENERAL PROPERTY TAXES FOR PRIOR YEARS MAY ALSO BE LEVIED AGAINST THE LAND. FOR FURTHER INFORMATION REGARDING THE ABOVE, CONTACT THE COUNTY COMPTROLLER.

TAX ACCOUNT NO.: 03100200145500

2. ANY AND ALL RECORDED OR UNRECORDED LEASEHOLDS, DEEDS, DEEDS OF TRUST, PERMITS, BILLS OF SALE OR CONTRACTS, IF ANY; AND RIGHTS OF VENDORS AND HOLDERS OF A SECURITY INTEREST ON PERSONAL PROPERTY INSTALLED UPON THE LAND; AND R RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
3. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 26, 1990, IN BOOK 3 OF SURVEYS AT PAGE 42, SKAMANIA COUNTY.
4. MATTERS SET FORTH BY SURVEY RECORDED JUNE 7, 1999, IN BOOK 3 OF SURVEYS AT PAGE 299-307, SKAMANIA COUNTY.
5. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 15, 2022, IN AS AFN 2022-001895, SKAMANIA COUNTY.
6. RIGHTS AND PRIVILEGES AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. BOOK N, PAGE 217.
7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN ELECTRIC COMPANY
PURPOSE: RIGHT OF WAY FOR CANALS AND DITCHES CONSTRUCTED
RECORDED: August 25, 1914
AUDITOR'S FILE NO.: BOOK P, PAGE 83
AREA AFFECTED: SAID PREMISES
8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORTHWESTERN ELECTRIC COMPANY, A WASHINGTON CORPORATION

PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION

AUDITOR'S FILE NO.: BOOK P, PAGE 462

AREA AFFECTED: SAID PREMISES

9. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: RIGHT OF WAY
RECORDED: October 01, 1934
AUDITOR'S FILE NO.: BOOK X, PAGE 630
10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: RIGHT OF WAY
AUDITOR'S FILE NO.: BOOK 83, PAGE 802
AREA AFFECTED: SAID PREMISES
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST
RECORDED: August 12, 1985
AUDITOR'S FILE NO.: BOOK 85, PAGE 75
AREA AFFECTED: SAID PREMISES
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN OREGON CORPORATION
PURPOSE: OVERHEAD AND UNDERGROUND COMMUNICATION FACILITIES
AUDITOR'S FILE NO.: BOOK 101, PAGE 250
AREA AFFECTED: SAID PREMISES
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST
PURPOSE: COMMUNICATION FACILITIES
AREA AFFECTED: SAID PREMISES
AUDITOR'S FILE NO.: BOOK 127, PAGE 416
14. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY, INCLUDING JOINT USERS
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION
AREA AFFECTED: SAID PREMISES
RECORDED: December 23, 1992
AUDITOR'S FILE NO.: BOOK 132 PAGE 670
15. RESOLUTION NO. 1997-41 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED UNDER AUDITOR'S FILE NO. BOOK 167 PAGE 681.

16. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: PEDESTRIAN
RECORDED: July 09, 1997
AUDITOR'S FILE NO.: BOOK 167, PAGE 688
AREA AFFECTED: SAID PREMISES
17. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: NORTHWESTERN LAKE DEVELOPMENT HOMEOWNERS' ASSOCIATION
PURPOSE: NONEXCLUSIVE EASEMENT
AUDITOR'S FILE NO.: BOOK 172, PAGE 389
AREA AFFECTED: NORTHEAST QUARTER AND SOUTHWEST QUARTER
18. ORDINANCE NO. 2000-02 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED MAY 17, 2000 UNDER AUDITOR'S FILE NO. BOOK 199, PAGE 299.
19. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
GRANTEE: UNITED TELEPHONE COMPANY OF THE NORTHWEST, AN OREGON CORPORATION
PURPOSE: COMMUNICATIONS SYSTEM RIGHT OF WAY
RECORDED: November 22, 2005
AUDITOR'S FILE NO.: 2005159602
AREA AFFECTED: SAID PREMISES
20. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: RIGHT OF FIRST REFUSAL
RECORDED: June 22, 2010
AUDITOR'S FILE NO.: 2010175786
MEMORANDUM OF TERMINATION RECORDED UNDER AUDITOR'S FILE NO. 2024001721.
21. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: SHARED WELL AGREEMENT OF THE MEMBERSHIP OF LAKE SHORE WATER DISTRICT
RECORDED: August 30, 2011
AUDITOR'S FILE NO.: 2011178952
22. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303
23. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT;
RECORDED: November 20, 2024
AUDITOR'S FILE NO.: 2024001719
24. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

REGARDING: TRAIL EASEMENT
RECORDED: November 20, 2024
AUDITOR'S FILE NO: 2024001720

25. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING OR CHANGE IN THE COURSE OF THE WHITE SALMON RIVER DUE TO SAID RIVER HAVING CHANGED ITS COURSE.
26. ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.
27. ANY CLAIM OF OWNERSHIP BY THE STATE OF WASHINGTON TO THAT PORTION OF SAID PREMISES, LYING WITHIN THE BED OF THE WHITE SALMON RIVER IF SAID RIVER IS NAVIGABLE.
28. LOSS OR DAMAGE SUSTAINED BY THE INSURED BY REASON OF THE FAILURE OF THE LAND TO CONSTITUTE A LAWFULLY CREATED PARCEL ACCORDING TO THE STATE OF WASHINGTON SUBDIVISION STATUTES AND THE SUBDIVISION ORDINANCES OF THE COUNTY OF SKAMANIA APPLICABLE TO THE LAND.
29. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
30. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
31. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001301.