



After recording, return to:
Erik J. Larson and Ana Pfister
331 Lakeview Road
White Salmon, WA 98672

Send tax statements to:
Erik J. Larson and Ana Pfister
331 Lakeview Road
White Salmon, WA 98672

Grantor: PACIFICORP, an Oregon corporation
Grantee: Erik J. Larson and Ana Pfister
Assessor's Property Tax Parcel: 03100200142400 *LM 12/23/24*
Short Legal Description: CABIN SITE #24 NORTHWESTERN LAKE

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Erik J. Larson and Ana Pfister, a married couple, as joint tenants with right of survivorship, and not as community property or as tenants in common, ("Grantees"), 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

Erik J. Larson

Ana Pfister

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.

Skamania County
Real Estate Excise Tax

37534
DEC 23 2024

PAID \$268.29
Skamania County Treasurer

PacifiCorp, an Oregon corporation

Deanna Adams

Deanna Adams

Director, Real Estate Transactions

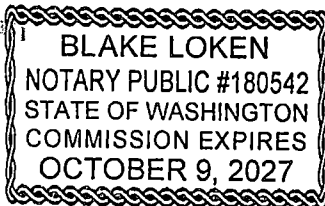
Dated: December 19, 2024

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WA }
COUNTY OF Clark } ss

This instrument was acknowledged before me on this 19th day of December, 2024, by **Deanna Adams, Director, Real Estate Transactions** for **PacifiCorp, an Oregon corporation**.

[Seal]



[Signature]
Notary Public

My commission expires: October 09, 2027

Unofficial Copy

Attachment 1

Legal Description and Depiction of the Property

CABIN SITE 24/LOT 24

Parcel No 03100200142400

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, 1614.46 FEET TO THE NORTHWEST CORNER OF CABIN SITE 24 AS DEPICTED AND SHOWN ON AREA 2A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 88°43'37" EAST, 177.50 FEET TO A POINT;

THENCE SOUTH 07°08'09" EAST, 197.55 FEET TO A POINT;

THENCE SOUTH 81°25'41" WEST, 259.09 FEET TO A POINT;

THENCE NORTH 00°58'53" WEST, 239.91 FEET TO A POINT;

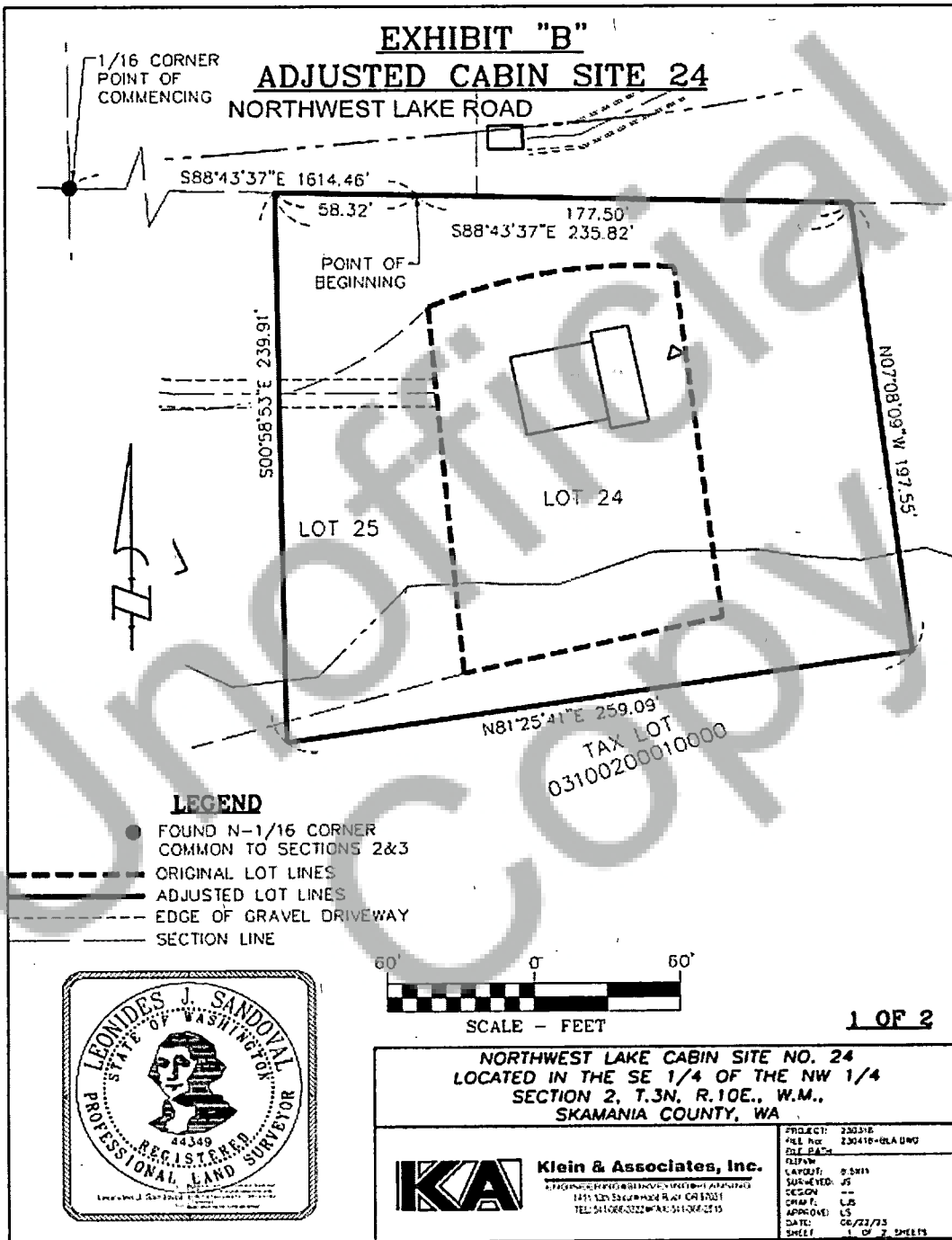
THENCE SOUTH 88°43'37" EAST, 58.32 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 53,849 SQUARE FEET MORE OR LESS.

Skamania County Assessor

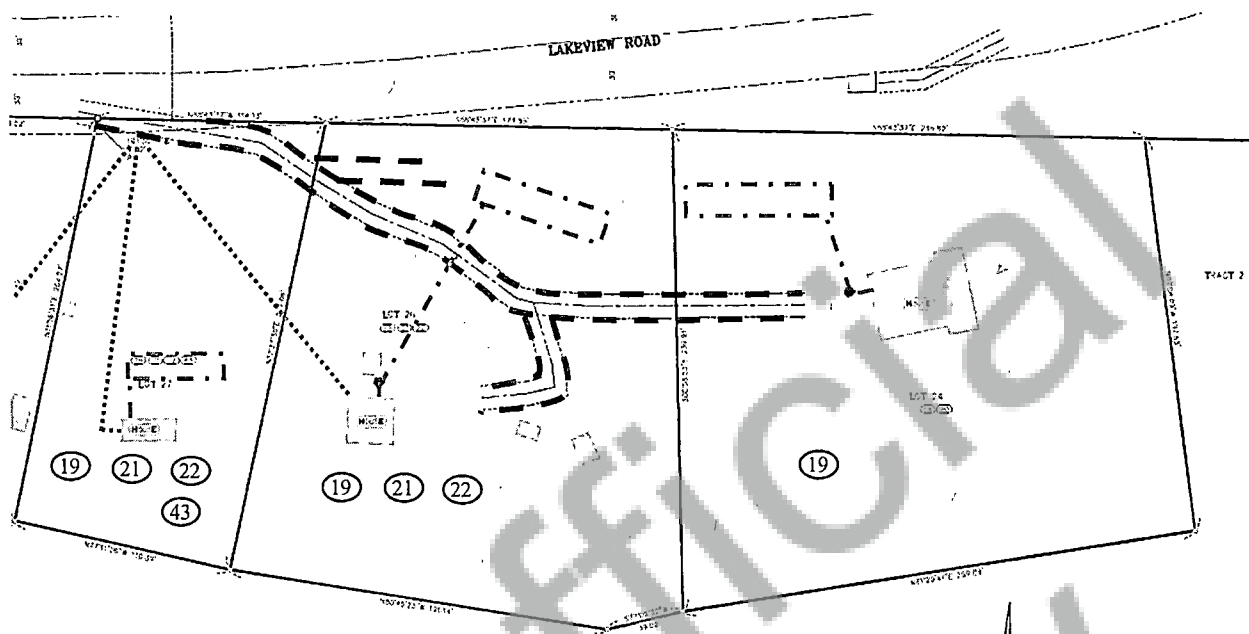
Date 12-23-24 Parcel# 03100200142400

LM



Attachment 2

Part 1-- Road and Utility Easements Lots 24, 26 & 27



Access Road ==

Driveway ===

Septic Line/Tank/Dry Well/Drain Field - - - - -

Domestic Water Line/Well/Pumphouse

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

Seller conveys this property specifically subject to the following:

- 19 A 14.00 foot wide shared private access and utility easement over the existing access driveway located on Lots 26 and 27. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of Lots 24, 26 and 27.
- 43 Lots/Tracts are subject to a 60.00 foot wide road Right-of-Way easement for Lakeview Road, being any portion of Lakeview Road within 30.00 feet of the centerline of Lakeview Road.

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.: 03100200142400

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. RESOLUTION NO. 1997-41 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED UNDER AUDITOR'S FILE NO. BOOK 167 PAGE 681.
15. 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
16. 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

17. ORDINANCE NO. 2000-02 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED MAY 17, 2000 UNDER AUDITOR'S FILE NO. BOOK 199, PAGE 299.

18. 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

19. 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.

20. 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

21. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS
THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303

22. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN
INSTRUMENT;
RECORDED: November 20, 2024
AUDITOR'S FILE NO.: 2024001719

23. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: TRAIL EASEMENT
RECORDED: November 20, 2024
AUDITOR'S FILE NO: 2024001720

24. 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.

25. 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.

26. 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.
27. 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.
28. 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.
29. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
30. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001300 and 2024001298.