



00020203202400019200130134

After recording, return to:

Nicholas Brokenshire and Alice Brokenshire
410 Johnson Road
Lye, WA 98635

Skamania County
Real Estate Excise Tax

37552

DEC 30 2024

Send tax statements to:

Nicholas Brokenshire and Alice Brokenshire
410 Johnson Road
Lye, WA 98635

PAID \$41.00

Skamania County Treasurer
Madison Pappas

Grantor: PACIFICORP, an Oregon corporation

Grantee: Nicholas Brokenshire and Alice Brokenshire

Assessor's Property Tax Parcel: 03100200140500 and PTN 03100200150000 *12-30-24*

Short Legal Description: CABIN SITE #5 NORTHWESTERN LAKE

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Nicholas Brokenshire and Alice Brokenshire, 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**.

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.

Accepted and Approved:

Nicholas Brokenshire

Nicholas Brokenshire

Alice Brokenshire

Alice Brokenshire

Signatures need not be acknowledged

PacificCorp, an Oregon corporation

Deanna Adams

Deanna Adams

Director, Real Estate Transactions

Dated: *December, 26*, 2024

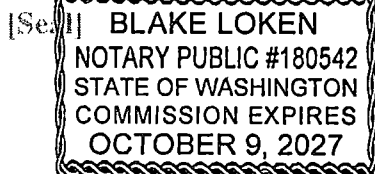
REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WA

}
} ss

COUNTY OF Clark

This instrument was acknowledged before me on this 26th day of December, 2024 2024, by Deanna Adams, Director, Real Estate Transactions for PacificCorp, an Oregon corporation.



[Signature]

Notary Public

My commission expires: October 09, 2027

Attachment 1

Legal Description and Depiction of the Property

CABIN SITE 5/LOT 5

Parcel No 03100200140500

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST 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 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 89°33'29" EAST, ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 640.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 89°33'29" EAST ALONG THE NORTH LINE OF SAID SECTION 2, 69.30 FEET TO A POINT;

THENCE SOUTH 3°40'47" WEST, 22.60 FEET TO A POINT;

THENCE SOUTH 6°37'29" WEST, 31.15 FEET TO A POINT;

THENCE SOUTH 42°06'56" WEST, 27.67 FEET TO A POINT;

THENCE NORTH 71°30'59" WEST, 84.84 FEET TO A POINT;

THENCE NORTH 59°26'03" EAST, 22.18 FEET TO A POINT;

THENCE NORTH 23°18'33" EAST, 39.61 FEET TO THE POINT OF BEGINNING.








CONTAINING 5,159 SQUARE FEET, MORE OR LESS.

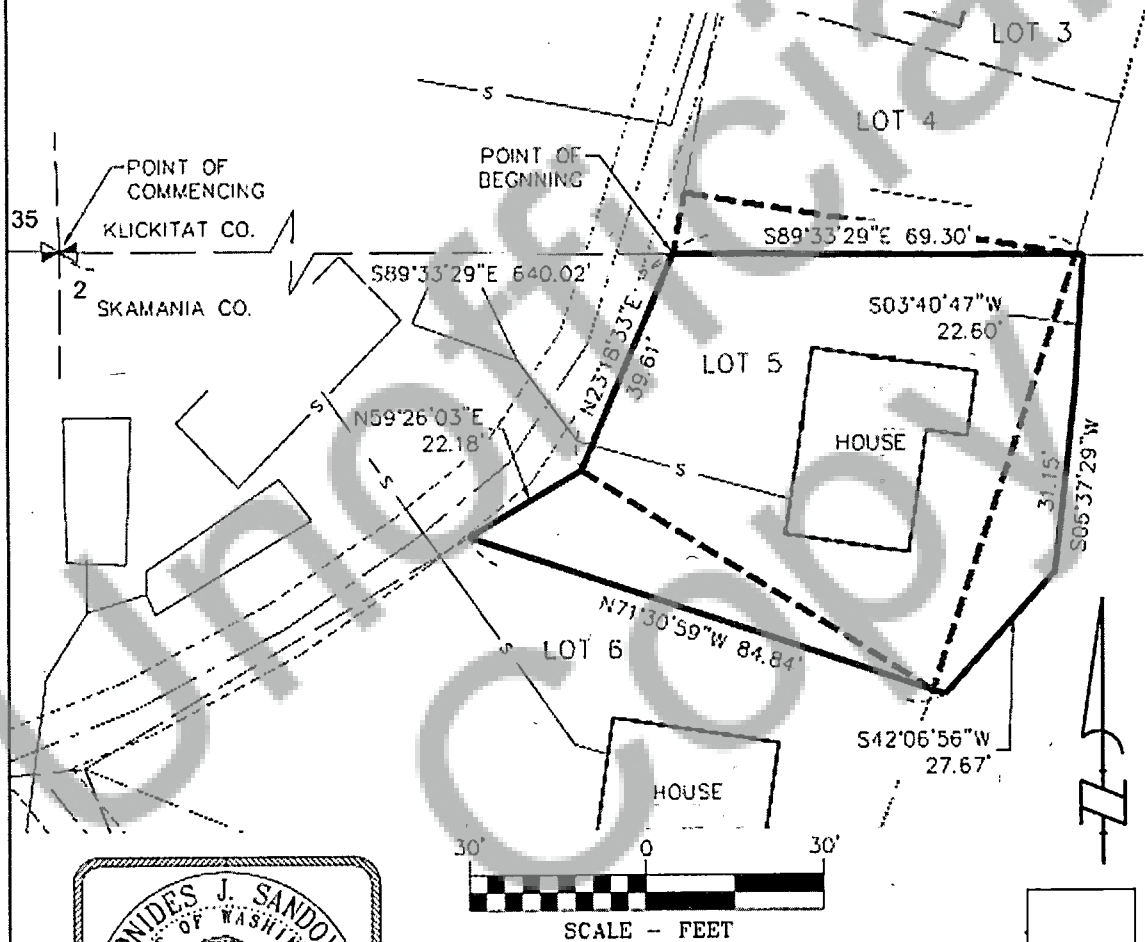
Skamania County Assessor

Date 12-30-24 Parcel # 03100200140500
LM

Cabin Site 5 Lot 5

LEGEND

-  FOUND QUARTER CORNER
-  ORIGINAL LOT LINES
-  ADJUSTED LOT LINES
-  EDGE OF GRAVEL DRIVEWAY
-  APPROXIMATE SEWER LINE
-  SECTION LINE
-  POWER POLE



NORTHWEST LAKE CABIN SITE NO. 5
LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 2, T.3N, R.10E., W.M.,
SKAMANIA COUNTY, WA



Klein & Associates, Inc.

1411 12th Avenue Road, SE, P.O. Box 1001
 TELL 541-385-2122 FAX 541-385-2515

PROJECT: 230215
 FILE NO: 230415-BLADWG
 FILE PATH:
 LAYOUT: 8.5x11
 SURVEYED: 05
 DESIGNED: --
 DRAFT: L5
 APPROVED: L5
 DATE: 06/27/23
 SHEET: 1 OF 2 SHEETS

AND A ONE-EIGHTH (1/8TH) UNDIVIDED INTEREST IN LOT 4S, PARCEL 3100200150000, AN INFRASTRUCTURE LOT, AS MORE PARTICULARLY DESCRIBED AND DEPICTED AS FOLLOWS:

A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST 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 NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 89°33'29" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 150.65 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 89°33'29" EAST, CONTINUING ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 489.37 FEET TO A POINT;

THENCE SOUTH 23°18'33" WEST, 39.61 FEET TO A POINT;

THENCE SOUTH 59°26'03" WEST, 22.18 FEET TO A POINT;

THENCE SOUTH 55°34'15" WEST, 34.70 FEET TO A POINT;

THENCE SOUTH 62°41'10" WEST, 41.21 FEET TO A POINT;

THENCE SOUTH 54°41'23" WEST, 39.36 FEET TO A POINT;

THENCE NORTH 26°31'53" WEST, 50.00 FEET TO A POINT;

THENCE SOUTH 63°28'07" WEST, 14.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 70.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°23'14" AN ARC DISTANCE OF 48.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 77°08'39" WEST, 156.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°46'10" AN ARC DISTANCE OF 20.09 FEET TO A POINT OF TANGENCY;

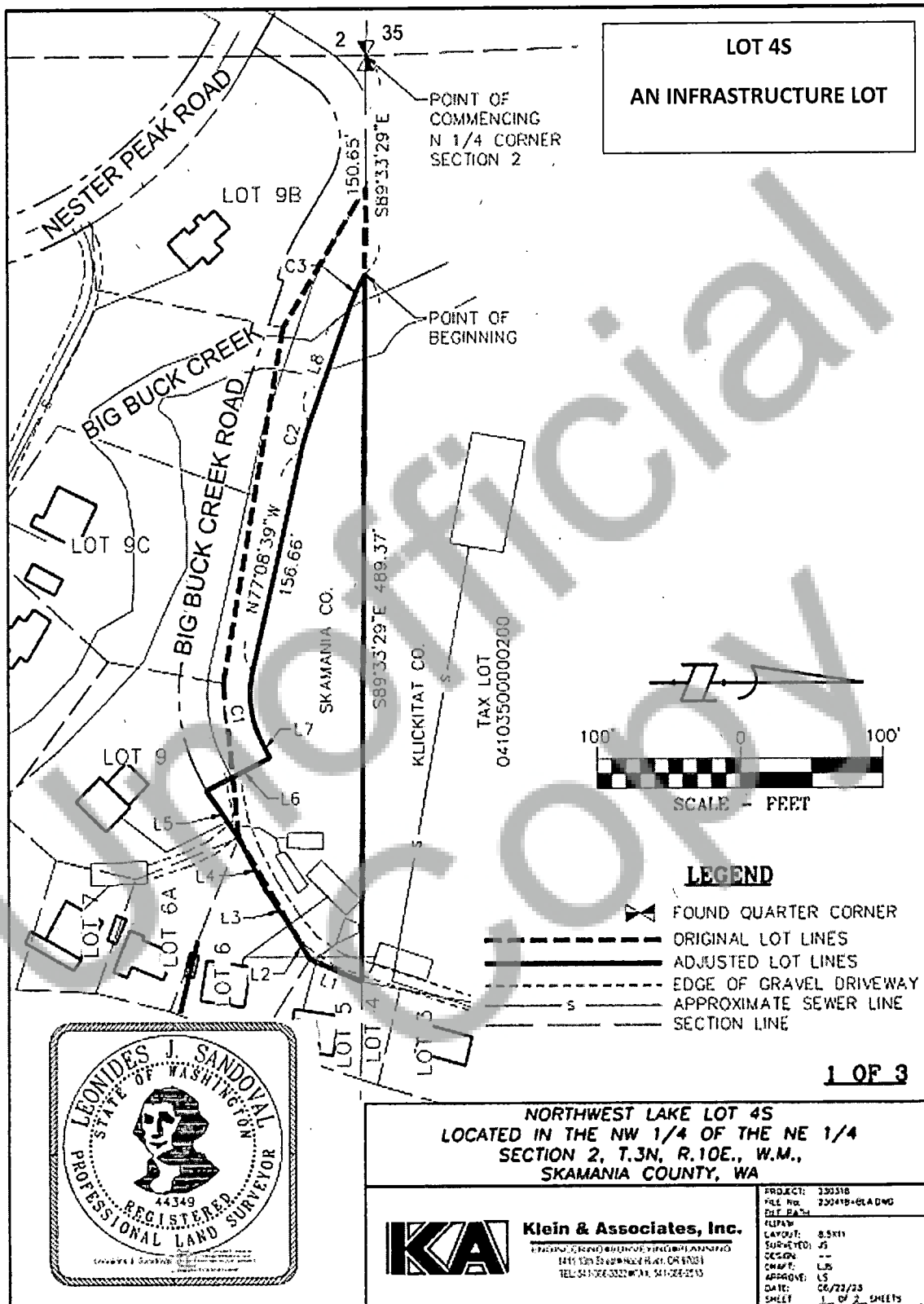
THENCE NORTH 70°22'29" WEST, 81.56 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 170.00 FEET;

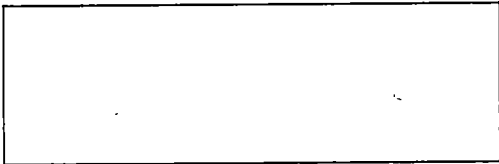
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°49'18" AN ARC DISTANCE OF 29.14 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION.

CONTAINING 27,438.54 SQUARE FEET, MORE OR LESS

THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS 2, 3, AND 4 in KLINKITAT COUNTY (WHICH MAY ALSO BE REFERRED TO AS LOTS 1, 2 AND 3) AND CABINS/LOTS 5, 6, 6A, 7 AND 9 in SKAMANIA COUNTY.

Unofficial
Copy





LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S23°18'33"W	39.61
L2	S59°26'03"W	22.18
L3	S55°34'15"W	34.70
L4	S62°41'10"W	41.21
L5	S54°41'23"W	39.36
L6	N26°31'53"W	50.00
L7	S63°28'07"W	14.24
L8	N70°22'29"W	81.55

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	48.12'	70.00'	39°23'14"	S83°09'44"W	47.18'
C2	20.09'	170.00'	6°46'10"	N73°45'34"W	20.07'
C3	29.14'	170.00'	9°49'18"	N65°27'50"W	29.11'



2 OF 3

NORTHWEST LAKE LOT 45
LOCATED IN THE NW 1/4 OF THE NE 1/4
SECTION 2, T.3N, R.10E., W.M.,
SKAMANIA COUNTY, WA

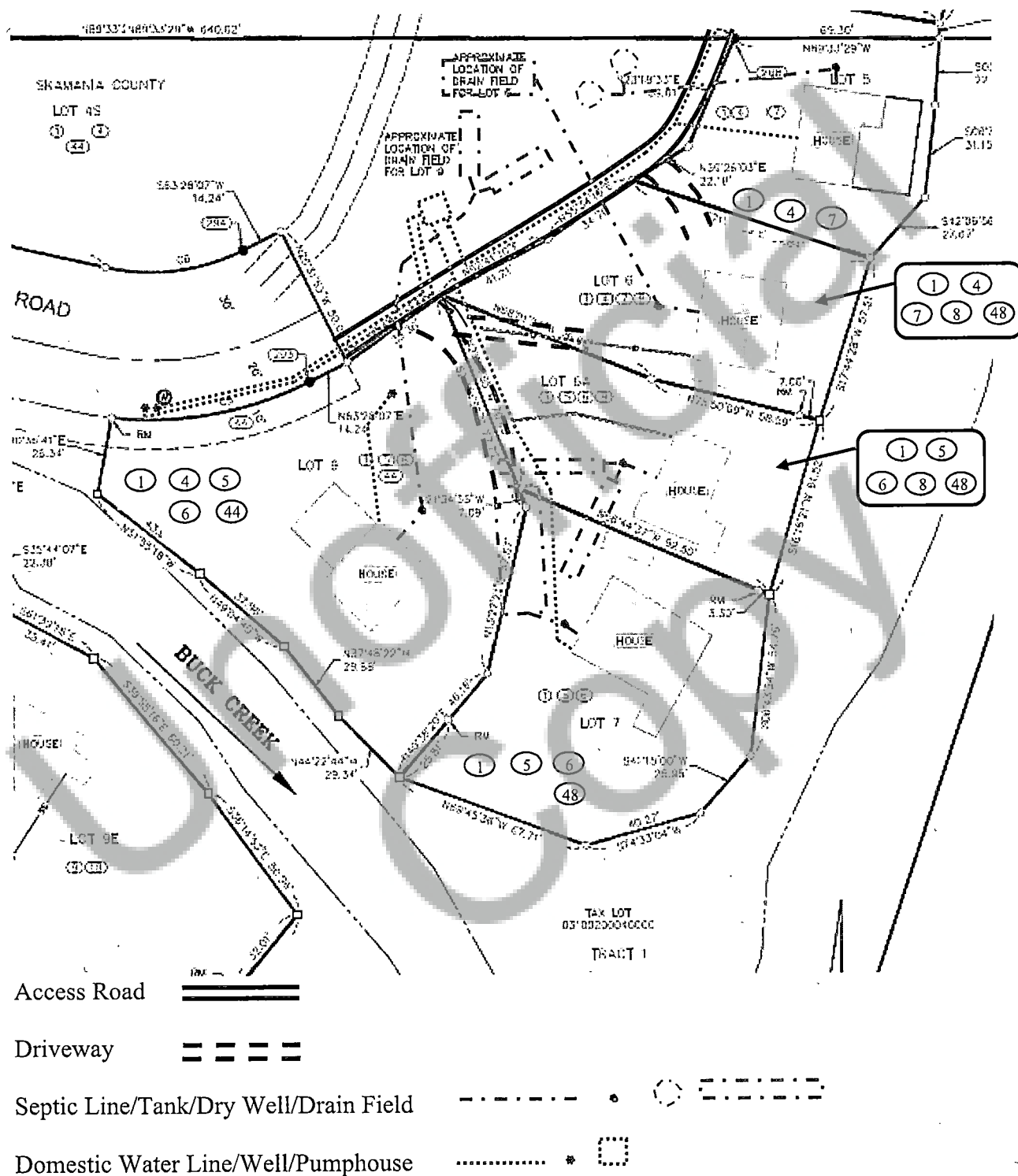


Klein & Associates, Inc.

11000 11TH AVE SE SUITE 100 BELLINGHAM WA 98226
TEL: 361.864-3222 FAX: 361.864-3213

PROJECT: 230318
FILE NO: 230418-GLADNG
FILE PATH:
LAYOUT: 0.5x11
SURVEYED: JS
DESIGN: --
CHECK: JS
APPROVE: LS
DATE: 06/23/23
SHEET: 1 OF 3 SHEETS

Part 1-- Road and Utility Easements
Lots 4S, 5, 6, 6A, 7 & 9



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

Seller conveys this property specifically subject to the following:

- 1 A 14.00 foot wide private access and utility easement over the existing access road known as Big Buck Creek Road from the intersection of Anderson Road to a vehicle turnaround located on the North Side of Lot 1. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of those lots adjoining said access road.
- 4 A sewer line and drain field easement located on Lot 4S for the use and Benefit of Lots 5, 6 and 9 to access and maintain their respective drain fields.
- 7 Lot 5 grants an easement to Lot 6 for vehicle access across the southwest corner of Lot 5

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.: 03100200140500 AND PTN 0310020015000

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 CONDITIOSN THERESOF,
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. WATER USERS AGREEMENT AND THE TERMS AND CONDITIONS THEREOF,
RECORDED December 03, 2009 UNDER AUDITOR'S FILE NO. 2009174436.

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. 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. 2024001301 AND 2024001298.