

2024-001935

12/31/2024 12:13 PM



After recording, return to:

The Conservation Funds, A Nonprofit Corporation, a Maryland Nonstock Corp.
1655 N. Fort Myer Drive, Suite 1300
Arlington, VA 22209

Send tax statements to:

The Conservation Funds, A Nonprofit Corporation, a Maryland Nonstock Corp.
1655 N. Fort Myer Drive, Suite 1300
Arlington, VA 22209

Grantor: PACIFICORP, an Oregon corporation

Grantee: THE CONSERVATION FUND, a Nonprofit Corporation, a Maryland nonstock corporation

Assessor's Property Tax Parcel: 03100200040000, 03100300030000 and 03100300030006

Short Legal Description: PTN NW 1/4 OF SEC 2, T3N, R10E and EAST 1/2 OF SEC 3, T3N, R10E

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to **The Conservation Fund, a Nonprofit Corporation, a Maryland nonstock corporation** ("Grantee") the real estate listed 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.

PacificCorp, an Oregon corporation

Allen Berreth

Vice President, Power Delivery Operations

Dated: December 30th, 2024.

Skamania County

Real Estate Excise Tax

37558

DEC 31 2024

PAID \$34,739.81

Skamania County Treasurer
M. Monaghan Depau

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OREGON

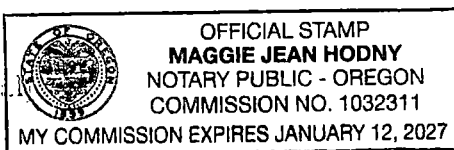
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} ss

COUNTY OF MULTNOMAH

}

This instrument was acknowledged before me on this 30th day of December, 2024, by **Allen Berreth, Vice President Power Delivery Operations for PacificCorp, an Oregon corporation**.

[Seal]



Notary Public

My commission expires: 01/12/2027

ATTACHMENT 1

Property

CONSERVATION TRACT 1

A parcel of land located in the Northwest quarter of Section 2, the Southwest quarter and the East half of Section 3, Township 3 North Range 10 East, of the Willamette Meridian in Skamania County, Washington more particularly described as follows:

BEGINNING at the North quarter corner of said Section 2:

THENCE South $89^{\circ}33'29''$ East, 150.65 feet to the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 170.00 feet, to which a radial line bears South $29^{\circ}26'49''$ West;

THENCE southeasterly along said curve through a central angle of $9^{\circ}49'18''$ an arc distance of 29.14 feet to a point of tangency;

THENCE South $70^{\circ}22'29''$ East, 81.56 feet to the beginning of a curve concave northerly, said curve has a radius of 170.00 feet;

THENCE easterly along said curve through a central angle of $06^{\circ}46'10''$ an arc distance of 20.09 feet to a point of tangency;

THENCE South $77^{\circ}08'39''$ East, 156.66 feet to the beginning of a curve concave northerly, said curve has a radius of 70.00 feet;

THENCE easterly along said curve through a central angle of $39^{\circ}23'14''$ an arc distance of 48.12 feet to a point of tangency;

THENCE North $63^{\circ}28'07''$ East, 14.24 feet to a point;

THENCE South $26^{\circ}31'53''$ East, 50.00 feet to a point;

THENCE South $63^{\circ}28'07''$ West, 14.24 feet to the beginning of a curve concave northerly, said curve has a radius of 120.00 feet;

THENCE westerly along said curve through a central angle of $33^{\circ}05'26''$ an arc distance of 69.30 feet to a point;

THENCE South $10^{\circ}36'41''$ West, 26.34 feet to a point;

THENCE South $51^{\circ}55'18''$ East, 43.94 feet to a point;

THENCE South $49^{\circ}04'40''$ East, 37.96 feet to a point;

THENCE South 37°48'22" East, 29.88 feet to a point;

THENCE South 44°22'44" East, 29.34 feet to a point;

THENCE South 69°45'36" East, 67.71 feet to a point;

THENCE North 74°33'04" East, 40.27 feet to a point;

THENCE North 41°15'00" East, 25.95 feet to a point;

THENCE North 6°43'54" East, 54.76 feet to a point;

THENCE North 16°15'21" East, 61.52 feet to a point;

THENCE North 17°44'28" East, 57.51 feet to a point;

THENCE North 42°06'56" East, 27.67 feet to a point;

THENCE North 6°37'29" East, 31.15 feet to a point;

THENCE North 03°41'12" East, 22.60 feet to a point on the north line of said Northwest quarter of Section 2;

THENCE South 89°33'29" East, along the north line of said Northwest quarter of Section 2, a distance of 73.50 feet more or less to the center line of the White Salmon River;

THENCE Southwesterly along the center line of said White Salmon River the following four (4) courses;

THENCE (1) South 14°16'21" West, 128.45 feet to a point;

THENCE (2) South 18°30'38" West, 274.83 feet to a point;

THENCE (3) South 26°16'28" West, 299.07 feet to a point;

THENCE (4) South 29°22'09" West, 134.03 feet to a point;

THENCE North 51°04'55" West, 141.26 feet to a point;

THENCE North 51°04'55" West, 120.40 feet to a point;

THENCE North 51°13'23" West, 5.28 feet to a point;

THENCE South 64°31'58" West, 32.80 feet to the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 235.40 feet, to which a radial line bears South 42°22'08" West;

THENCE northwesterly along said curve through a central angle of $38^{\circ}02'15''$ an arc distance of 156.28 feet to a point of non-tangency;

THENCE North $9^{\circ}28'22''$ West, 187.57 feet to the beginning of a curve concave southwesterly, said curve has a radius of 273.20 feet;

THENCE northwesterly along said curve through a central angle of $48^{\circ}22'07''$ an arc distance of 230.63 feet to a point on the west line of said Northwest quarter of Section 2;

THENCE North $0^{\circ}01'11''$ West, 34.98 feet along the west line of said Northwest quarter of Section 2;

THENCE South $59^{\circ}24'26''$ East, 10.34 feet to the beginning of a curve concave southwesterly, said curve has a radius of 303.20 feet;

THENCE southeasterly along said curve through a central angle of $28^{\circ}13'11''$ an arc distance of 149.33 feet to a point of compound curvature, said curve is concave southwesterly and has a radius of 303.20 feet;

THENCE southeasterly along said curve through a central angle of $10^{\circ}12'21''$ an arc distance of 54.01 feet to a point of compound curvature, said curve is concave westerly and has a radius of 303.20 feet;

THENCE southerly along said curve through a central angle of $11^{\circ}30'33''$ an arc distance of 60.91 feet to a point of non-tangency;

THENCE South $17^{\circ}35'08''$ East, 106.29 feet to the beginning of a non-tangent curve concave northeasterly and has a radius of 320.00 feet, to which a radial line bears South $80^{\circ}31'39''$ West;

THENCE southeasterly along said curve through a central angle of $26^{\circ}24'34''$ an arc distance of 147.50 feet to a point of compound curvature, said curve is concave northeasterly and has a radius of 320.00 feet;

THENCE southeasterly along said curve through a central angle of $15^{\circ}54'07''$ an arc distance of 88.81 feet to a point of tangency;

THENCE South $51^{\circ}47'02''$ East, 164.86 feet to a point;

THENCE North $24^{\circ}35'01''$ East, 82.41 feet to a point;

THENCE North $32^{\circ}50'11''$ East, 93.38 feet to a point;

THENCE North $44^{\circ}41'42''$ East, 83.58 feet to a point;

THENCE North $61^{\circ}18'13''$ West, 155.43 feet to a point;

THENCE North $61^{\circ}20'22''$ West, 32.91 feet to a point;

THENCE North $39^{\circ}23'05''$ East, 124.06 feet to a point;

THENCE North $36^{\circ}14'53''$ West, 50.96 feet to a point;

THENCE North $39^{\circ}55'16''$ West, 60.21 feet to a point;

THENCE North $61^{\circ}39'18''$ West, 38.41 feet to a point;

THENCE North $35^{\circ}44'07''$ West, 22.38 feet to a point;

THENCE North $43^{\circ}17'26''$ West, 9.83 feet to a point;

THENCE (North $84^{\circ}52'44''$ West, 35.66 feet to a point;

THENCE South $77^{\circ}53'00''$ West, 41.58 feet to a point;

THENCE South $44^{\circ}29'15''$ West, 20.50 feet to a point;

THENCE South $66^{\circ}01'54''$ West, 16.71 feet to a point;

THENCE South $86^{\circ}01'01''$ West, 32.50 feet to a point;

THENCE North $32^{\circ}24'15''$ West, 58.36 feet to a point;

THENCE North $19^{\circ}58'14''$ West, 47.43 feet to a point;

THENCE North $20^{\circ}06'34''$ West, 9.48 feet to a point;

THENCE North $12^{\circ}57'21''$ East, 27.99 feet to a point;

THENCE North $70^{\circ}22'29''$ West, 26.36 feet to the beginning of a curve concave northerly and has a radius of 220.00 feet;

THENCE westerly along said curve through a central angle of $1^{\circ}24'26''$ an arc distance of 5.40 feet to a point;

THENCE South $21^{\circ}01'14''$ West, 5.02 feet to the beginning of a non-tangent curve concave northeasterly and has a radius of 225.00 feet, to which a radial line bears South $21^{\circ}01'54''$ West;

THENCE northwesterly along said curve through a central angle of $10^{\circ}10'37''$ an arc distance of 39.96 feet to a point;

THENCE North $58^{\circ}47'29''$ West, 38.48 feet to the beginning of a curve concave southerly and has a radius of 50.00 feet;

THENCE westerly along said curve through a central angle of $88^{\circ}30'01''$ an arc distance of 77.23 feet to a point;

THENCE South $32^{\circ}42'30''$ West, 30.93 feet to a point on the west line of said Northwest quarter of Section 2;

THENCE North $0^{\circ}01'11''$ West, along the west line of said Northwest quarter of Section 2 a distance of 67.41 feet to the **POINT OF BEGINNING**.

EXCEPT that land described in that Quitclaim Deed to the County of Skamania, Washington recorded in Book 77 of Deeds, at Page 792 on January 17, 1980.

Containing 160,886 square feet, (3.69 Acres) more or less.

AND

CONSERVATION TRACT 2

A parcel of land located in the Northwest quarter of Section 2, the Southwest quarter and the East half of Section 3, Township 3 North Range 10 East, of the Willamette Meridian in Skamania County, Washington more particularly described as follows:

COMMENCING at the North quarter corner of said Section 2;

THENCE South $00^{\circ}01'11''$ East, along the easterly boundary of Government Lot 3, a distance of 1302.10 feet to the southeast corner thereof and the **POINT OF BEGINNING**;

THENCE South $88^{\circ}38'56''$ East, along the south line of Government Lot 2, 61.10 feet more or less to the center line of the White Salmon River;

THENCE Westerly and Southwesterly along the center line of said White Salmon River the following forty-four (44) courses;

- 1) South $42^{\circ}55'18''$ West, 133.65 feet to a point; THENCE
- (2) South $57^{\circ}44'09''$ West, 264.94 feet to a point; THENCE
- (3) South $64^{\circ}41'32''$ West, 207.30 feet to a point; THENCE
- (4) South $78^{\circ}05'00''$ West, 164.31 feet to a point; THENCE
- (5) South $85^{\circ}50'19''$ West, 167.50 feet to a point; THENCE
- (6) South $89^{\circ}03'23''$ West, 258.28 feet to a point; THENCE
- (7) South $78^{\circ}46'48''$ West, 305.06 feet to a point; THENCE
- (8) South $86^{\circ}07'45''$ West, 953.14 feet to a point; THENCE
- (9) North $85^{\circ}54'03''$ West, 132.08 feet to a point; THENCE

- (10) North 76°35'57" West, 296.91 feet to a point; THENCE
- (11) North 86°23'29" West, 197.40 feet to a point; THENCE
- (12) South 71°42'02" West, 140.02 feet to a point; THENCE
- (13) South 37°39'35" West, 154.79 feet to a point; THENCE
- (14) South 18°47'50" West, 249.54 feet to a point; THENCE
- (15) South 05°21'26" West, 213.19 feet to a point; THENCE
- (16) South 05°58'40" East, 279.29 feet to a point; THENCE
- (17) South 05°21'19" East, 98.70 feet to a point; THENCE
- (18) South 05°00'23" West, 207.34 feet to a point; THENCE
- (19) South 22°33'52" West, 116.54 feet to a point; THENCE
- (20) South 38°30'49" West, 148.03 feet to a point; THENCE
- (21) South 44°17'50" West, 177.21 feet to a point; THENCE
- (22) South 51°58'35" West, 187.95 feet to a point; THENCE
- (23) South 56°18'04" West, 173.32 feet to a point; THENCE
- (24) South 78°05'34" West, 98.78 feet to a point; THENCE
- (25) North 78°41'51" West, 122.08 feet to a point; THENCE
- (26) North 70°48'18" West, 214.71 feet to a point; THENCE
- (27) North 69°51'31" West, 345.88 feet to a point; THENCE
- (28) North 80°21'22" West, 137.45 feet to a point; THENCE
- (29) South 84°01'31" West, 189.70 feet to a point; THENCE
- (30) South 66°35'54" West, 120.09 feet to a point; THENCE
- (31) South 38°05'31" West, 132.23 feet to a point; THENCE
- (32) South 19°42'34" West, 213.83 feet to a point; THENCE
- (33) South 18°56'12" West, 207.75 feet to a point; THENCE
- (34) South 15°03'05" West, 126.36 feet to a point; THENCE
- (35) South 11°57'08" West, 97.33 feet to a point; THENCE
- (36) South 01°18'34" East, 88.67 feet to a point; THENCE
- (37) South 18°36'42" East, 111.28 feet to a point; THENCE

- (38) South 05°43'20" East, 56.19 feet to a point; THENCE
- (39) South 24°05'46" West, 92.01 feet to a point; THENCE
- (40) South 00°07'40" West, 218.58 feet to a point; THENCE
- (41) South 05°55'05" West, 124.59 feet to a point; THENCE
- (42) South 12°44'15" East, 84.84 feet to a point; THENCE
- (43) South 07°45'24" West, 163.64 feet to a point; THENCE
- (44) South 28°06'02" West, 154.76 feet to a point on the south line of the Southeast quarter of the Southwest quarter of Section 3;

THENCE North 87°52'24" West, along said south line of the Southeast quarter of the Southwest quarter of Section 3, a distance of 1,194.73 feet to a point to the Southwest corner of said Southeast quarter of the Southwest quarter of Section 3;

THENCE North 00°05'55" East, along the west line of said Southeast quarter of the Southwest quarter of Section 3, a distance of 1,319.70 feet to the northwest corner of said Southeast quarter of the Southwest quarter of Section 3;

THENCE South 87°57'50" East, along the north line of said Southeast quarter of the Southwest quarter of Section 3, a distance of 1,157.21 feet to a point;

THENCE North 19°52'56" East, 340.69 feet to a point on the west line of the Northwest quarter of the Southeast quarter of Section 3;

THENCE North 00°38'58" West, along said west line of the Northwest quarter of the Southeast quarter of Section 3, a distance of 997.83 feet to the northwest corner of the Northwest quarter of the Southeast quarter of Section 3;

THENCE South 88°02'11" East, along the north line of said Northwest quarter of the Southeast quarter of Section 3, a distance of 1,316.16 feet to the Southwest corner of the Southeast quarter of the Northeast quarter of Section 3;

THENCE North 00°48'14" West, along the west line of said Southeast quarter of the Northeast quarter of Section 3, a distance of 1,301.10 feet to the northwest corner of said Southeast quarter of the Northeast quarter of Section 3;

THENCE South 88°20'06" East, along the north line of said Southeast quarter of the Northeast quarter of Section 3, a distance of 1,234.88 feet to a point;

THENCE South 80°10'56" West, 53.60 feet to a point;

THENCE South 86°29'55" West, 51.93 feet to a point;

THENCE North 84°13'21" West, 51.51 feet to a point;

THENCE South 88°48'51" West, 40.43 feet to a point;

THENCE South 62°14'22" West, 27.21 feet to a point;
THENCE South 46°00'12" West, 46.15 feet to a point;
THENCE South 31°55'37" West, 47.62 feet to a point;
THENCE South 20°38'14" East, 278.64 feet to a point;
THENCE North 65°30'40" East, 165.10 feet to a point;
THENCE North 62°19'38" East, 81.09 feet to a point;
THENCE North 71°52'35" East, 216.79 feet to a point;
THENCE North 79°36'49" East, 141.76 feet to a point;
THENCE South 87°14'39" East, 131.28 feet to a point;
THENCE South 88°44'33" East, 162.92 feet to a point;
THENCE South 67°23'41" East, 136.15 feet to a point;
THENCE South 79°40'10" East, 148.26 feet to a point;
THENCE South 61°24'55" East, 143.56 feet to a point;
THENCE North 74°59'24" East, 51.20 feet to a point;
THENCE North 52°38'47" East, 67.70 feet to a point;
THENCE North 77°05'15" East, 123.84 feet to a point;
THENCE South 77°11'26" East, 110.39 feet to a point;
THENCE South 80°45'25" East, 191.14 feet to a point;
THENCE North 77°02'32" East, 39.02 feet to a point;
THENCE North 81°25'41" East, 259.09 feet to a point;
THENCE North 07°08'09" West, 197.55 feet to a point on the south line of Government Lot 3, Section 2;
THENCE North 88°43'37" East, along the south line of said Government Lot 3, a distance of 114.54 feet to a point;
THENCE South 08°09'05" East, 159.21 feet to a point;
THENCE North 56°50'18" East, 255.43 feet to a point;
THENCE North 59°22'35" East, 97.78 feet to a point;
THENCE North 71°39'53" East, 122.39 feet to a point;
THENCE North 35°04'11" West, 95.02 feet to a point;

THENCE North 58°57'03" East, 27.22 feet to a point;

THENCE North 48°00'06" East, 206.47 feet to a point;

THENCE South 25°16'29" East, 349.59 feet to a point to the **POINT OF BEGINNING**.

Containing 5,410,059 square feet, more or less. (124.20 Acres)

EXCEPTING THEREFROM the following described tract of land;

A parcel of land located in the East half of Section 3, Township 3 North Range 10 East, of the Willamette Meridian in Skamania County, Washington more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 3;

THENCE South 88°04'11" East, along the South line of said Southeast quarter of the Northeast quarter of Section 3, a distance of 192.48 feet to the **POINT OF BEGINNING**;

THENCE North 59°23'51" West, 82.19 feet to a point;

THENCE North 49°01'02" West, 76.35 feet to a point;

THENCE North 6°22'39" East, 88.99 feet to a point;

THENCE North 61°18'12" East, 52.86 feet to a point;

THENCE South 82°22'55" East, 90.47 feet to a point;

THENCE South 03°18'19" East, 16.95 feet to a point;

THENCE South 34°18'38" East, 41.21 feet to a point;

THENCE South 01°40'56" East, 16.76 feet to a point;

THENCE South 27°15'11" East, 61.69 feet to a point;

THENCE South 27°16'40" East, 84.24 feet to a point;

THENCE South 24°49'15" East, 84.74 feet to a point;

THENCE South 33°59'55" East, 110.41 feet to a point;

THENCE South 23°35'00" East, 101.08 feet to a point;

THENCE South 05°47'41" East, 46.91 feet to a point;

THENCE South 04°03'20" East, 54.49 feet to a point;

THENCE South 13°19'51" West, 30.26 feet to a point;

THENCE South 13°21'04" West, 39.27 feet to a point;

THENCE South 44°30'28" West, 125.79 feet to a point;

THENCE South 52°14'18" West, 36.48 feet to a point;
THENCE South 60°43'49" West, 57.61 feet to a point;
THENCE South 68°54'20" West, 158.54 feet to a point;
THENCE South 71°36'39" West, 218.60 feet to a point;
THENCE North 65°15'49" West, 39.26 feet to a point;
THENCE North 44°03'41" West, 41.79 feet to a point;
THENCE North 29°12'44" West, 131.39 feet to a point;
THENCE North 58°44'54" East, 234.31 feet to a point;
THENCE South 52°26'52" East, 35.44 feet to a point;
THENCE North 12°16'50" East, 317.53 feet to a point;
THENCE North 42°08'50" East, 173.05 feet to the **POINT OF BEGINNING**.
Containing 277,263 square feet, more or less (6.37 Acres)

Skamania County Assessor *DM*

Date 12/31/24 Parcel# 03100200040000
P+K 03100300030000
03100300030000

ATTACHMENT 2

Encumbrances

1. Intentionally omitted (lien of excise tax—paid at close)
2. Terms, covenants and conditions contained in application for current use classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, any special benefit assessments Levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification);

Classification: open space / forest land

3. Intentionally omitted (property taxes).
4. Intentionally omitted (property taxes)
5. Intentionally omitted (property taxes)
6. Intentionally omitted.
7. 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 rights of tenants to remove trade fixtures at the expiration of the term.
8. Matters set forth by survey:
Book/page of Surveys: 3/42
9. Matters set forth by survey:
Book/page of Surveys: 3/299
10. Matters set forth by survey:
Auditor File No. of Survey: 2022001895
11. Rights and privileges and easements and the terms and conditions thereof,
Recorded under Auditor's File No. Book N, Page 217.
12. 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
13. 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

14. Agreement and the terms and conditions thereof:
Regarding: right of way
Recorded: October 01, 1934
Auditor's File No.: Book X, Page 630
15. Easement and the terms and conditions thereof:
Purpose: right of way
Auditor's File No.: Book 83, Page 802
Area affected: said premises
16. 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
17. 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
18. 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
19. Resolution No. 1997-41 and the terms and conditions thereof,
Recorded under Auditor's File No. Book 167 Page 681.
20. 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
21. 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
22. Ordinance no. 2000-02 and the terms and conditions thereof, recorded May 17, 2000 under
Auditor's File No. Book 199, Page 299.
23. 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
24. Intentionally omitted.
25. Intentionally omitted:

26. Intentionally omitted
 27. Intentionally omitted
 28. Boundary line adjustment and the terms and conditions thereof:
Auditor's File nos.: 2022001516, 2024001299, 2024001303
Re-recorded under Auditor's File No. 2024001299
 29. Intentionally omitted
 30. Agreement and the terms and conditions thereof:
Regarding: trail easement
Recorded: November 20, 2024
Auditor's File No: 2024001720
 31. Agreement and the terms and conditions thereof:
Regarding:
Recorded: December 10, 2024
Auditor's File No: 2024001804 and 2024001805
 32. Matters disclosed by Klein & Associates, Inc. Survey under project no. 22-07-08.
 33. 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.
 34. 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.
 35. 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.
 - 36.. 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.
- 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.
- Lack of a recorded easement providing access to the lands herein described from any public road.