



00020226202400019370120125

After recording, return to:
Evan Walton Smith and Alyssa Haley Chapman
42 Private Lake Road
White Salmon, WA 98672

Skamania County
Real Estate Excise Tax

Send tax statements to:
Evan Walton Smith and Alyssa Haley Chapman
42 Private Lake Road
White Salmon, WA 98672

37559
DEC 31 2024

PAID \$121.59
Skamania County Treasurer
M. Monaghan Deputy

Grantor: PACIFICORP, an Oregon corporation
Grantee: Evan Walton Smith and Alyssa Haley Chapman
Assessor's Property Tax Parcel: 03100200144200 and PTN 03100200148400
Short Legal Description: CABIN SITE #42 NORTHWESTERN LAKE

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Evan Walton Smith and Alyssa Haley Chapman, 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:

Evan Smith
Evan Walton Smith

Alyssa Haley Chapman
Alyssa Haley Chapman

Signatures need not be acknowledged

PacifiCorp, an Oregon corporation

Deanna Adams
Deanna Adams

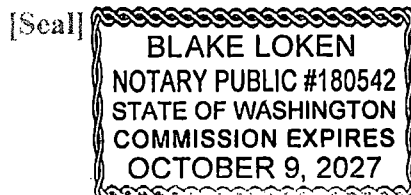
Director, Real Estate Transactions

Dated: December 26, 2024

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WA }
COUNTY OF Clark } ss

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



Notary Public
My commission expires: October 09, 2027

Attachment 1
Legal Description and Depiction of the Property
CABIN SITE 42/LOT 42

Parcel No 03100200144200

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

THENCE SOUTH 34°38'54" EAST, A DISTANCE OF 504.18 FEET TO THE NORTHWEST CORNER OF LOT 42, AS DEPICTED AND SHOWN ON AREA 3A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE NORTH 73°53'55" EAST, 36.93 FEET TO A POINT;

THENCE NORTH 35°10'19" EAST, 19.11 FEET TO A POINT;

THENCE NORTH 76°12'34" EAST, 7.23 FEET TO A POINT;

THENCE NORTH 87°38'23" EAST, 25.24 FEET TO A POINT;

THENCE NORTH 82°06'13" EAST, 39.71 FEET TO A POINT;

THENCE SOUTH 59°48'55" EAST, 41.80 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;

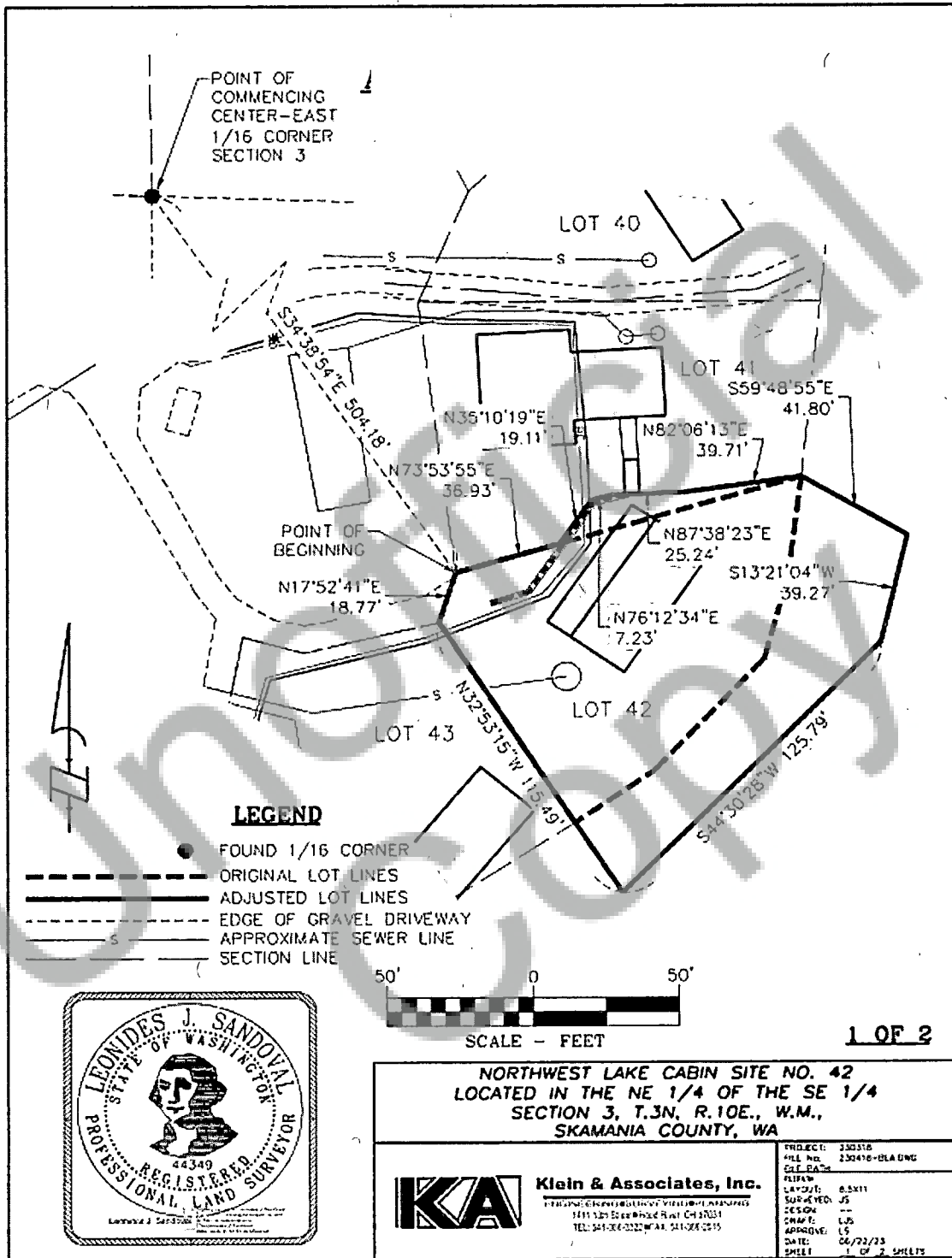
THENCE NORTH 32°53'15" WEST, 115.49 FEET TO A POINT;

THENCE NORTH 17°52'41" EAST, 18.77 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 13,698 SQUARE FEET, MORE OR LESS.

Skamania County Assessor

Date 12/31/24 Parcel # 3-10-2-1442




AND A ONE-NINTH (1/9th) UNDIVIDED INTEREST IN LOT 46, PARCEL NO. 03100200148400, AN INFRASTRUCTURE LOT, AS MORE PARTICULARLY DESCRIBED AND DEPICTED AS FOLLOWS:

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

THENCE SOUTH 29°29'49" EAST, A DISTANCE OF 154.86 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 62°38'43" EAST, 86.32 FEET TO A POINT;

THENCE SOUTH 77°32'17" EAST, 99.02 FEET TO A POINT;

THENCE SOUTH 26°53'52" EAST, 83.93 FEET TO A POINT;

THENCE SOUTH 16°03'55" WEST, 49.33 FEET TO A POINT;

THENCE SOUTH 80°12'15" WEST, 44.94 FEET TO A POINT;

THENCE SOUTH 64°45'58" WEST, 45.34 FEET TO A POINT;

THENCE SOUTH 16°26'34" WEST, 22.01 FEET TO A POINT;

THENCE SOUTH 48°04'40" EAST, 77.86 FEET TO A POINT;

THENCE NORTH 85°49'13" EAST, 46.43 FEET TO A POINT;

THENCE SOUTH 17°52'41" WEST, 18.77 FEET TO A POINT;

THENCE SOUTH 76°40'32" WEST, 47.55 FEET TO A POINT;

THENCE SOUTH 12°02'40" WEST, 55.28 FEET TO A POINT;

THENCE NORTH 80°59'28" WEST, 26.39 FEET TO A POINT;

THENCE SOUTH 28°17'49" WEST, 14.74 FEET TO A POINT;

THENCE SOUTH 48°30'13" WEST, 73.98 FEET TO A POINT;

THENCE SOUTH 56°38'45" WEST, 47.78 FEET TO A POINT;

THENCE NORTH 21°33'05" WEST, 15.97 FEET TO A POINT;

THENCE SOUTH 66°03'21" WEST, 117.01 FEET TO A POINT;

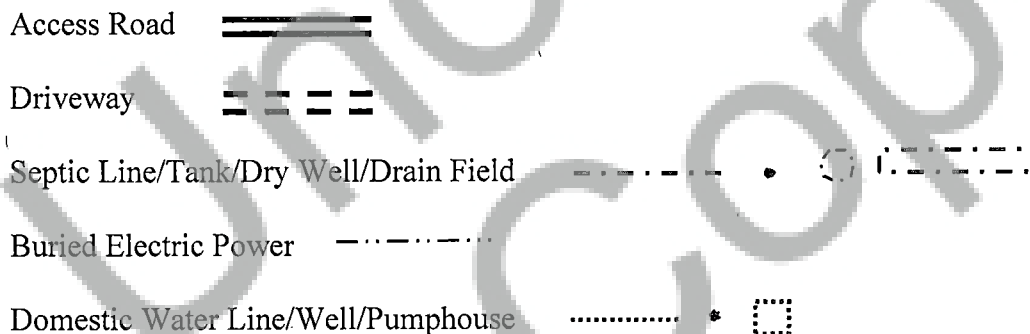
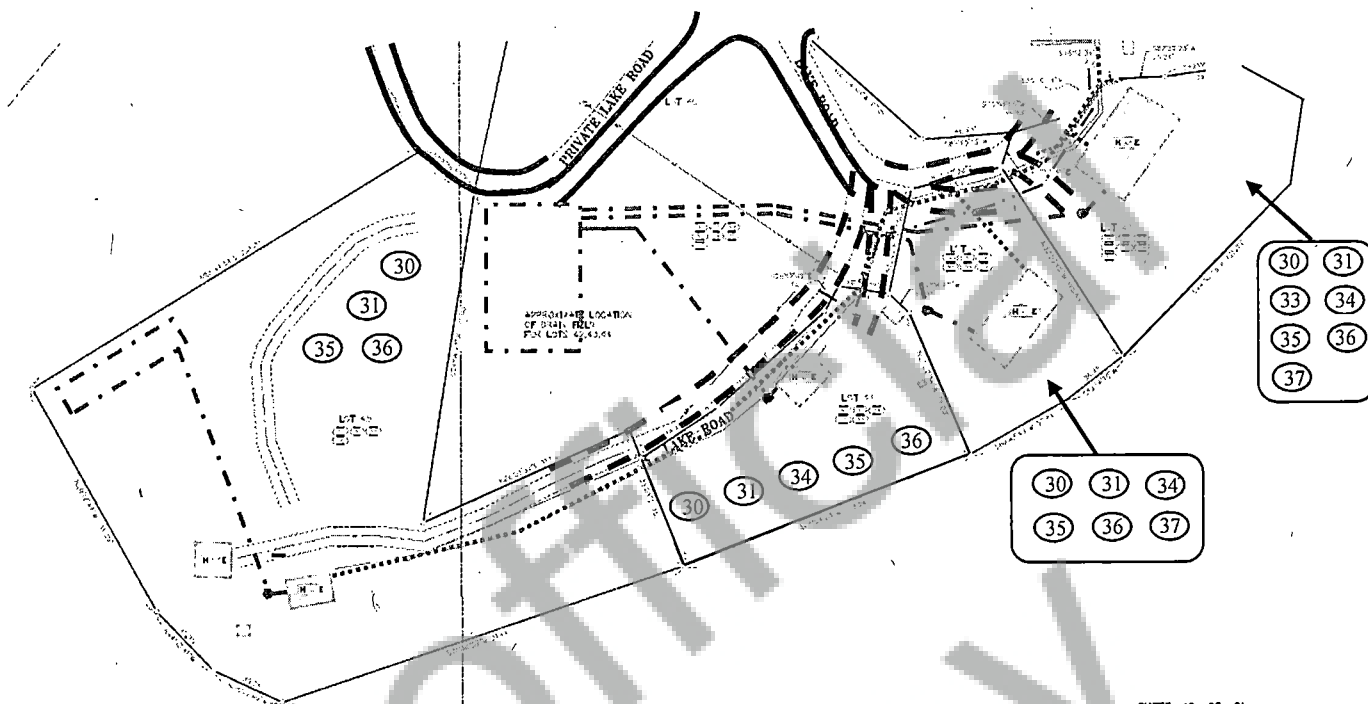
THENCE NORTH 08°59'47" EAST, 171.50 FEET TO A POINT;

THENCE NORTH 12°16'50" EAST, 317.53 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 83,053 SQUARE FEET, MORE OR LESS.

THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS/LOTS 37, 38, 39, 40, 41, 42, 43, 44 AND 45.

Attachment 2
Part 1 Road and Utility Easements
Lots 42, 43, 44 & 45



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

Seller conveys this property specifically subject to the following:

- 30 A 14.00 foot wide shared private access and utility easement over the existing access roadway known as Private Lake Road, located on Lots 37, 38, 39 and 46, extending from Lakeview Road to Lot 37. 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 37-45.

- 31 A 14.00 foot wide shared private access and utility easement over the existing access roadway known as Lake Road, located on Lot 46, extending from Private Lake Road to Lot 45. 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 40-45.
- 33 A 14.00 foot wide shared private access and utility easement over the existing access driveway located on Lots 42 and 46, extending from Lake Road to Lot 41. 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 41 and 42.
- 34 A sanitary sewer line and drain field easement located on Lot 46 for the use and benefit of Lots 42, 43 and 44 to access and maintain their joint use drain field and sanitary sewer lines, and for the use and benefit of Lot 40 to access and maintain their private drain field and sanitary sewer line.
- 35 A shared well located on Lot 46 for the use and benefit of Lots 39, 40, 41, 42, 43, 44 and 45, including all power lines and associated apparatus.
- 36 A buried utility easement for water lines and electric conduits associated with the shared well and providing buried electrical power to three individual lots. Said water lines run through Lots 41, 42, 43, 44 and 46 and are for the use and benefit of Lots 39-46. Said buried electrical conduits run through Lots 41, 42, 43 and 46, and are for the use and benefit of Lots 41, 42, 43 and 46.
- 37 A buried utility easement for the sewer line located on Lot 43, for the use and benefit of Lot 42.

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.: 03100200144200 AND PTN 03100200148400

2. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: EVAN WALTON SMITH AND ALYSSA HALEY CHAPMAN
TRUSTEE: THE CHAPMAN FAMILY REVOCABLE TRUST
BENEFICIARY: THE CHAPMAN FAMILY REVOCABLE TRUST
AMOUNT: \$75,000.00
DATED: December 17, 2020
RECORDED: May 03, 2021
AUDITOR'S FILE NO.: 2021001536
3. 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.
4. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 26, 1990, IN BOOK 3 OF SURVEYS AT PAGE 42, SKAMANIA COUNTY.
5. MATTERS SET FORTH BY SURVEY RECORDED JUNE 7, 1999, IN BOOK 3 OF SURVEYS AT PAGE 299-307, SKAMANIA COUNTY.
6. MATTERS SET FORTH BY SURVEY RECORDED SEPTEMBER 15, 2022, IN AS AFN 2022-001895, SKAMANIA COUNTY.
7. RIGHTS AND PRIVILEGES AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF, RECORDED UNDER AUDITOR'S FILE NO. BOOK N, PAGE 217.

8. 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
9. 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
10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: RIGHT OF WAY
RECORDED: October 01, 1934
AUDITOR'S FILE NO.: BOOK X, PAGE 630
11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: RIGHT OF WAY
AUDITOR'S FILE NO.: BOOK 83, PAGE 802
AREA AFFECTED: SAID PREMISES
12. 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
13. 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
14. 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
15. RESOLUTION NO. 1997-41 AND THE TERMS AND CONDITIOSN THERESOF,
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. 2024001304 and 2024001302.