

Skamania County, WA  
Total: \$311.50  
DEED  
Pgs=9

2025-000175

02/04/2025 01:30 PM

Request of: CLARK COUNTY TITLE



**After recording, return to:**

Mervat Elias  
3203 S. Washington Ave Unit 801 A  
Titusville, FL 32780

**Send tax statements to:**

Mervat Elias  
3203 S. Washington Ave Unit 801 A  
Titusville, FL 32780

**Grantor:** PACIFICORP, an Oregon corporation

**Grantee:** Mervat Elias

**Assessor's Property Tax Parcel:** 03100200142700 *omw*

**Short Legal Description:** CABIN SITE #27 NORTHWESTERN LAKE

**BARGAIN AND SALE DEED**

**PACIFICORP, an Oregon corporation**, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Mervat Elias, an unmarried person, ("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**.

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

37614  
FEB 04 2025

PAID \$ 122.29  
Skamania County Treasurer  
*M. Monaghan Deputy*

PacifiCorp, an Oregon corporation

*Deanna Adams*  
Deanna Adams  
Director, Real Estate Transactions  
Dated: *January 27th*, 2025

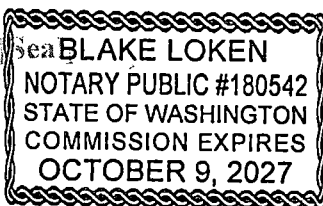
**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF WASHINGTON }

} ss

COUNTY OF CLARK }

This instrument was acknowledged before me on this 27<sup>th</sup> day of January, 2025, by **Deanna Adams, Director, Real Estate Transactions for PacifiCorp, an Oregon corporation.**



*[Signature]*  
Notary Public  
My commission expires: October 09, 2027

**Attachment 1**

**Legal Description and Depiction of the Property**

**CABIN SITE 27/LOT 27**

**Parcel No 03100200142700**

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTH HALF 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 SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, 1268.12 FEET TO **THE POINT OF BEGINNING**;

THENCE SOUTH 88°43'37" EAST, 114.13 FEET TO A POINT;

THENCE SOUTH 12°23'30" WEST, 227.08 FEET TO A POINT;

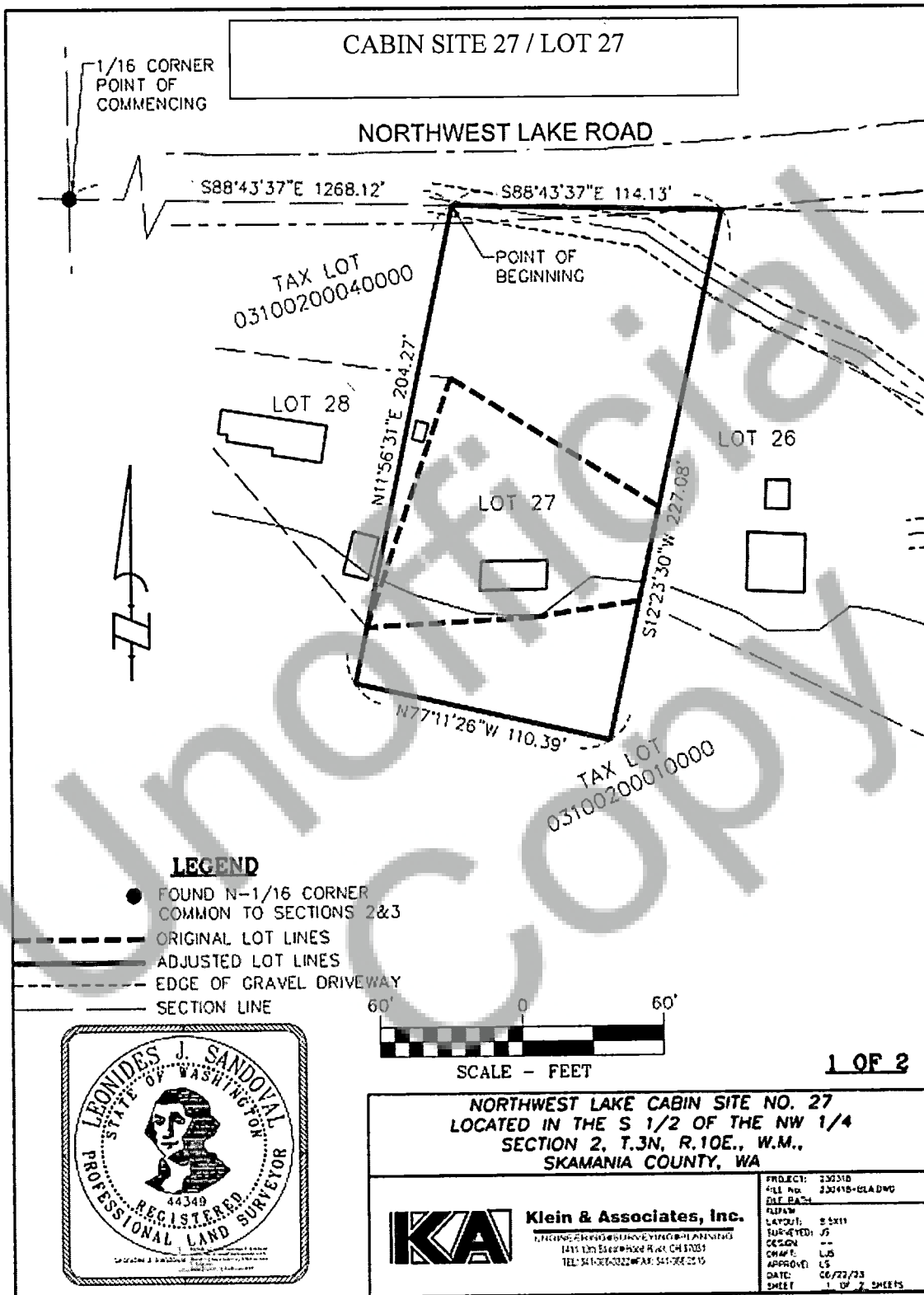
THENCE NORTH 77°11'26" WEST, 110.39 FEET TO A POINT;

THENCE NORTH 11°56'31" EAST, 204.27 FEET **TO THE POINT OF BEGINNING**.

CONTAINING 23,988 SQUARE FEET MORE OR LESS.

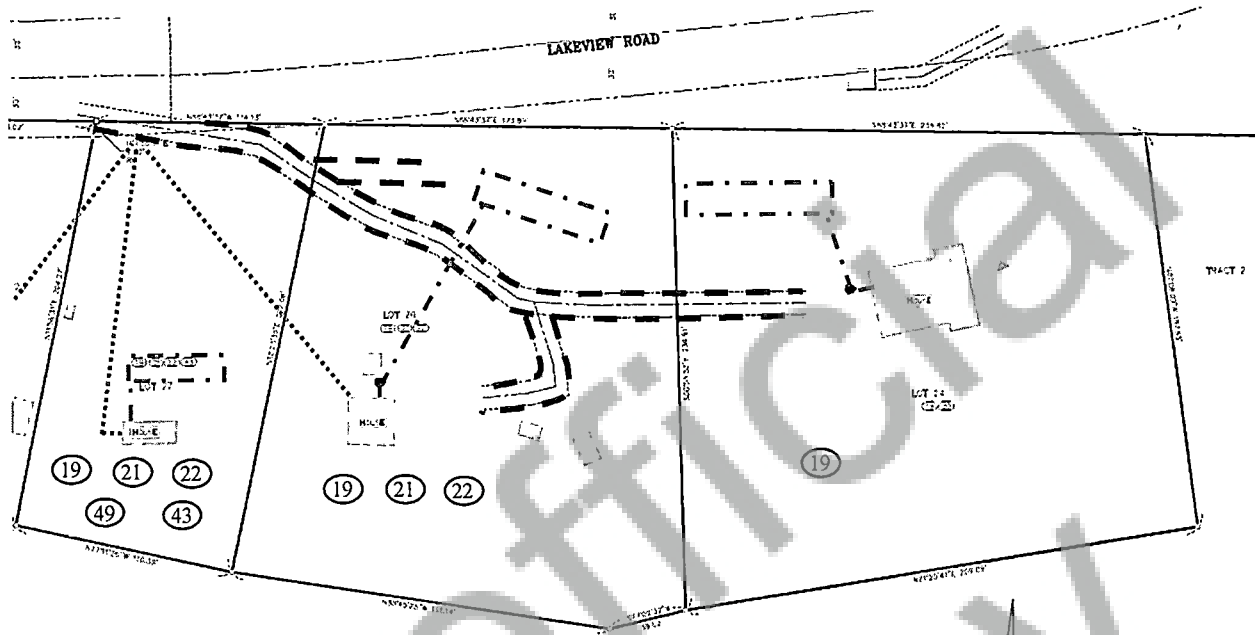
Skamania County Assessor

Date: 2/4/25 Parcel# 03100200142700





## 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.
- 21 An easement for vehicle parking located on Lot 26 for the use and benefit of Lot 27.
- 22 An easement for a water spring box and underground water pipes located on Lot 27 for the use and benefit of Lot 26.

- 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.
- 49 A shared utility easement over the existing utilities, located on Lot 27, for the benefit of Lots 26 and 28 to access and maintain the underground domestic water supply lines.

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.: 03100200142700

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 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 AUDITOR FILE NO. 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. 2024001301.