



After recording, return to:
Kin Nectar, LLC
37 Nestor Peak Road
White Salmon, WA 98672

Skamania County
Real Estate Excise Tax

37637
FEB 25 2025

Send tax statements to:
Kin Nectar, LLC
37 Nestor Peak Road
White Salmon, WA 98672

PAID \$138.84
Skamania County Treasurer
M. Monaghan Deputy

Grantor: PACIFICORP, an Oregon corporation
Grantee: Kin Nectar, LLC, a Washington limited liability company
Assessor's Property Tax Parcel: 03100200141500
Short Legal Description: CABIN SITE #15 NORTHWESTERN LAKE

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Kin Nectar, LLC, a Washington limited liability company, ("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.

Dated: February 13th, 2025.

PacifiCorp, an Oregon corporation

Deanna Adams

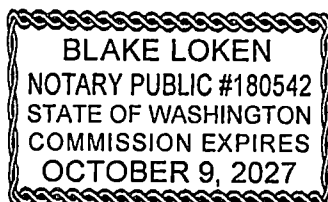
Deanna Adams
Director, Real Estate Transactions

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF WASHINGTON }
COUNTY OF CLARK } ss

This instrument was acknowledged before me on this 13th day of February 2025, by Deanna Adams, Director, Real Estate Transactions for PacifiCorp, an Oregon corporation.

[Seal]



Notary Public

My commission expires: October 09, 2027

EXHIBIT "A"

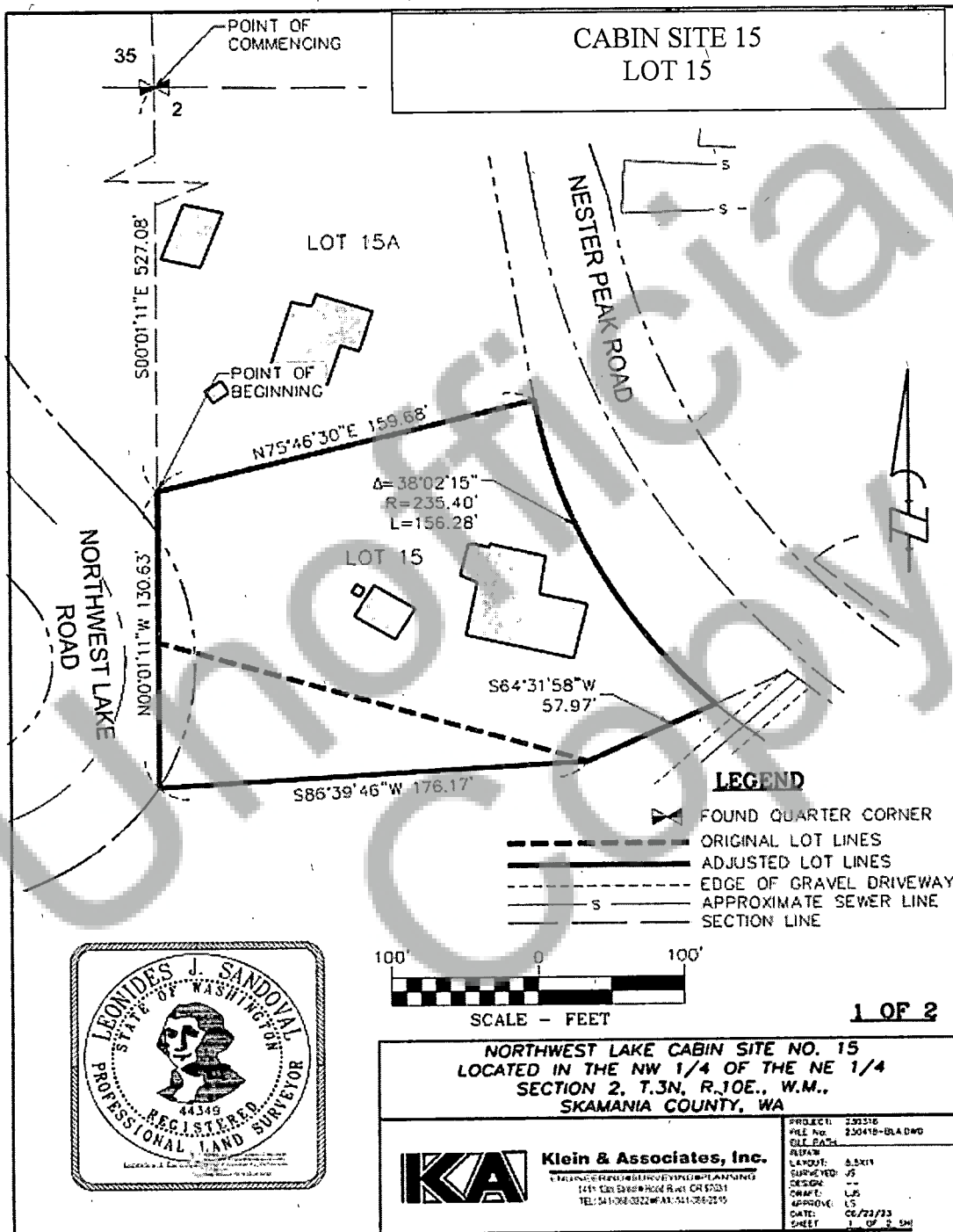
A TRACT OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 00°01'11" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 2, A DISTANCE OF 527.08 FEET TO THE NORTHWEST CORNER OF LOT 15, AS DEPICTED AND SHOWN ON AREA 1A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

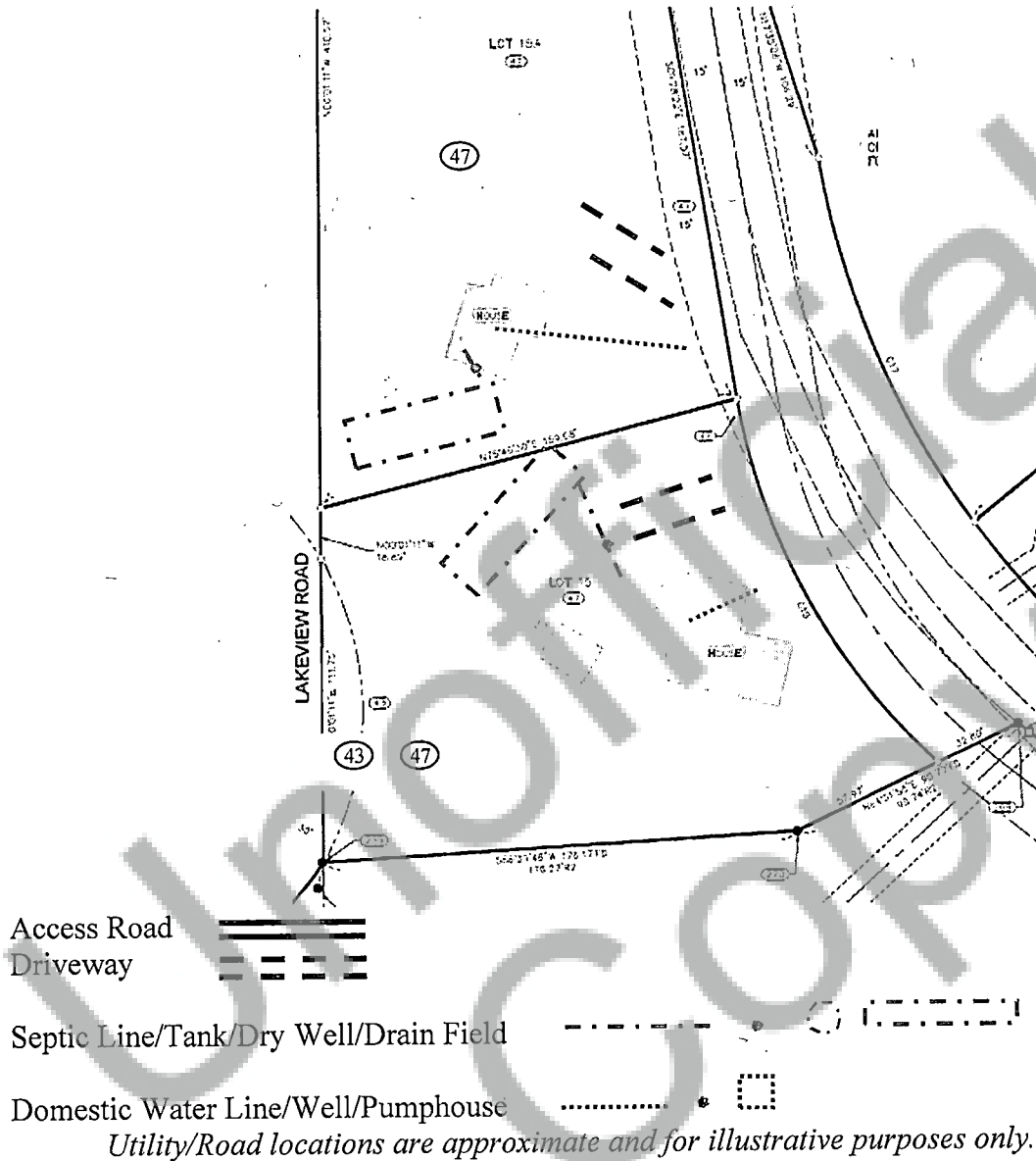
THENCE NORTH 75°46'30" EAST, 159.68 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NESTER PEAK ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 235.40 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 80°24'23" WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°02'15" AN ARC DISTANCE OF 156.28 FEET TO A POINT OF NON-TANGENCY;
THENCE SOUTH 64°31'58" WEST, 57.97 FEET TO A POINT;
THENCE SOUTH 86°39'46" WEST, 176.17 FEET TO A POINT;
THENCE NORTH 0°01'11" WEST, 130.63 FEET TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 2/25/25 Parcel # 3-10-02-1415



Attachment 2
Part 1-- Road and Utility Easements
Lots 15 & 15A



Seller conveys this property specifically subject to the following:

- 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.
- 47 Lots/Tracts are subject to a 60.00 foot wide road Right-of-Way easement for Nestor Peak Road, being any portion of Nestor Peak Road within 30.00 feet of the centerline of Nestor Peak 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.: 03100200141500

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 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. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS
THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303
21. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN
INSTRUMENT;
RECORDED: November 20, 2024
AUDITOR'S FILE NO.: 2024001719
22. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
REGARDING: TRAIL EASEMENT
RECORDED: November 20, 2024
AUDITOR'S FILE NO: 2024001720
23. 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.
24. 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.

25. 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.
26. 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.
27. 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.
28. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
29. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001298.