

Skamania County, WA  
Total: \$314.50  
DEED  
Pgs=12

2025-000291  
02/27/2025 12:22 PM

Request of: CLARK COUNTY TITLE



After recording, return to:  
Christie Hessler  
P.O. Box 184  
Husum, WA 98623

Skamania County  
Real Estate Excise Tax

37644  
FEB 27 2025

Send tax statements to:  
Christie Hessler  
P.O. Box 184  
Husum, WA 98623

PAID \$186.15  
Skamania County Treasurer  
*M. Monaghan*

Grantor: PACIFICORP, an Oregon corporation

Grantee: Christie Hessler

Assessor's Property Tax Parcel: 03100200141700 AND PTN OF 03100200141600

Short Legal Description: CABIN SITE #17 NORTHWESTERN LAKE AND PTN CABIN SITE #16 NORTHWESTERN LAKE

### BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Christie Hessler, an unmarried woman, ("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: 2/21/2025.

PacificCorp, an Oregon corporation

*Deanna Adams*

Deanna Adams  
Director, Real Estate Transactions

### REPRESENTATIVE ACKNOWLEDGEMENT

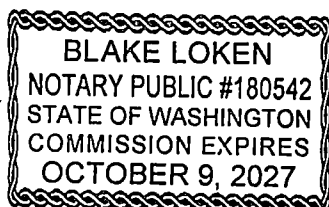
STATE OF WASHINGTON }  
COUNTY OF CLARK } ss

This instrument was acknowledged before me on this 21<sup>st</sup> day of February 2025, by Deanna Adams, Director, Real Estate Transactions for PacificCorp, an Oregon corporation.

[Seal]

Notary Public

My commission expires: October 09, 2027



**Attachment 1**

**Legal Description and Depiction of the Property**

**CABIN SITE 17/LOT 17**

**Parcel No 03100200141700**

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

THENCE SOUTH 22°08'23" WEST, A DISTANCE OF 964.62 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF CABIN SITE 17 AS DEPICTED AND SHOWN ON AREA 2A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND **THE POINT OF BEGINNING OF THIS DESCRIPTION;**

THENCE SOUTH 35°17'22" EAST, 120.80 FEET TO A POINT;

THENCE SOUTH 23°54'40" WEST, 113.99 FEET TO A POINT;

THENCE NORTH 49°51'40" WEST, 50.86 FEET TO A POINT;

THENCE NORTH 34°51'39" WEST, 191.71 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST LAKE ROAD;

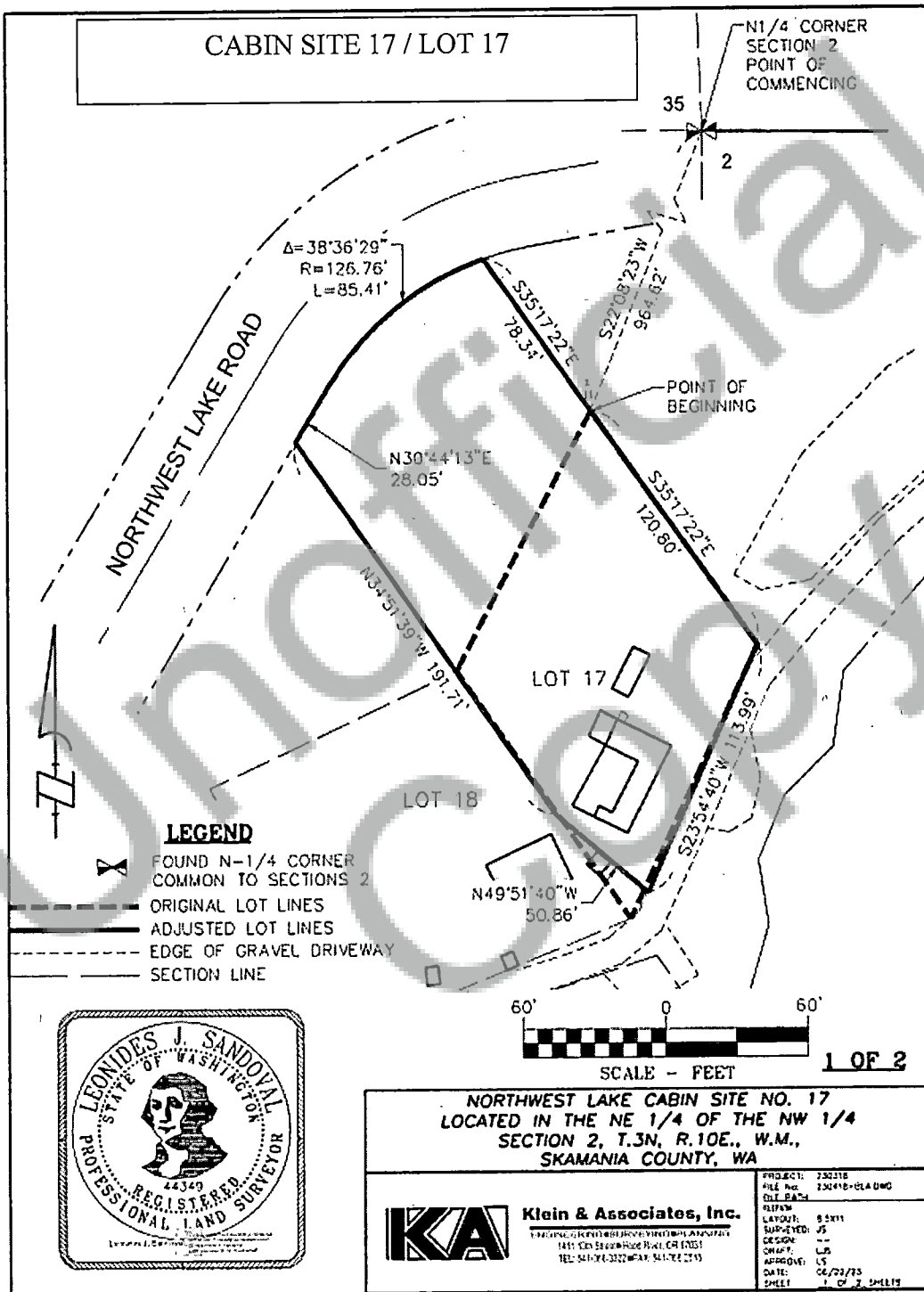
THENCE NORTH 30°44'13" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST LAKE ROAD, 28.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 126.76 FEET, TO WHICH A RADIAL LINE BEARS NORTH 58°08'33" WEST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°36'29" AN ARC DISTANCE OF 85.41 FEET TO A POINT;

THENCE SOUTH 35°17'22" EAST, 78.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,081 SQUARE FEET MORE OR LESS.

# CABIN SITE 17 / LOT 17



AND

**A ONE-FIFTH (1/5<sup>th</sup>) UNDIVIDED INTEREST IN LOT 16, Parcel No 3100200141600, AN INFRASTRUCTURE LOT, DESCRIBED AND DEPICTED AS FOLLOWS:**

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

THENCE SOUTH 15°54'25" WEST, 1043.14 FEET TO THE NORTHEAST CORNER OF CABIN SITE 16 AS DEPICTED AND SHOWN ON AREA 2A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP;

THENCE NORTH 35°17'22" WEST, 13.59 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 35°17'22" WEST, 199.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 126.75 FEET, TO WHICH A RADIAL LINE BEARS NORTH 19°32'00" WEST, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST LAKE ROAD;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°29'38" AN ARC DISTANCE OF 23.21 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 80°00'27" EAST, 56.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 420.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°42'51" AN ARC DISTANCE OF 107.86 FEET TO A POINT OF TANGENCY;

THENCE NORTH 65°17'10" EAST, 26.74 FEET TO A POINT;

THENCE SOUTH 34°21'28" EAST, 121.84 FEET TO A POINT;

THENCE SOUTH 51°19'54" WEST, 63.39 FEET TO A POINT;

THENCE SOUTH 25°16'29" EAST, 83.00 FEET TO A POINT;

THENCE SOUTH 48°00'06" WEST, 206.47 FEET TO A POINT;

THENCE SOUTH 58°58'18" WEST, 50.05 FEET TO A POINT;

THENCE NORTH 32°17'22" WEST, 20.72 FEET TO A POINT;

THENCE SOUTH 72°38'24" WEST, 43.01 FEET TO A POINT;

THENCE NORTH 66°47'35" WEST, 30.52 FEET TO A POINT;  
THENCE NORTH 84°09'20" EAST, 25.40 FEET TO A POINT;  
THENCE NORTH 25°24'11" WEST, 9.20 FEET TO A POINT;  
THENCE NORTH 64°43'35" EAST, 7.94 FEET TO A POINT;  
THENCE SOUTH 32°37'23" EAST, 10.59 FEET TO A POINT;  
THENCE NORTH 67°47'10" EAST, 36.23 FEET TO A POINT;  
THENCE NORTH 44°37'01" EAST, 25.07 FEET TO A POINT;  
THENCE NORTH 23°54'40" EAST, 113.99 FEET TO **THE POINT OF BEGINNING.**  
CONTAINING 51,562 SQUARE FEET MORE OR LESS.

**THIS INFRASTRUCTURE LOT IS SHARED BY CABIN SITES / LOTS 17, 18, 19, 20  
AND 21.**

Skamania County Assessor

Date 2/27/24 Parcel# 3-10-2-1417 +

Pin of 3-10-2-A16



# Infrastructure Lot 16

N1/4 CORNER  
SECTION 2  
POINT OF  
COMMENCING

35

2

NORTHWEST LAKE ROAD

LOT 16

LOT 17

POINT OF  
BEGINNING

LOT 18

LOT 19

LOT 20

## LEGEND

FOUND N-1/4 CORNER  
COMMON TO SECTIONS 2

ORIGINAL LOT LINES

ADJUSTED LOT LINES

EDGE OF GRAVEL DRIVEWAY

SECTION LINE



SCALE - FEET

1 OF 3



NORTHWEST LAKE CABIN SITE NO. 16  
LOCATED IN THE NW 1/4  
SECTION 2, T.3N, R.10E., W.M.,  
SKAMANIA COUNTY, WA



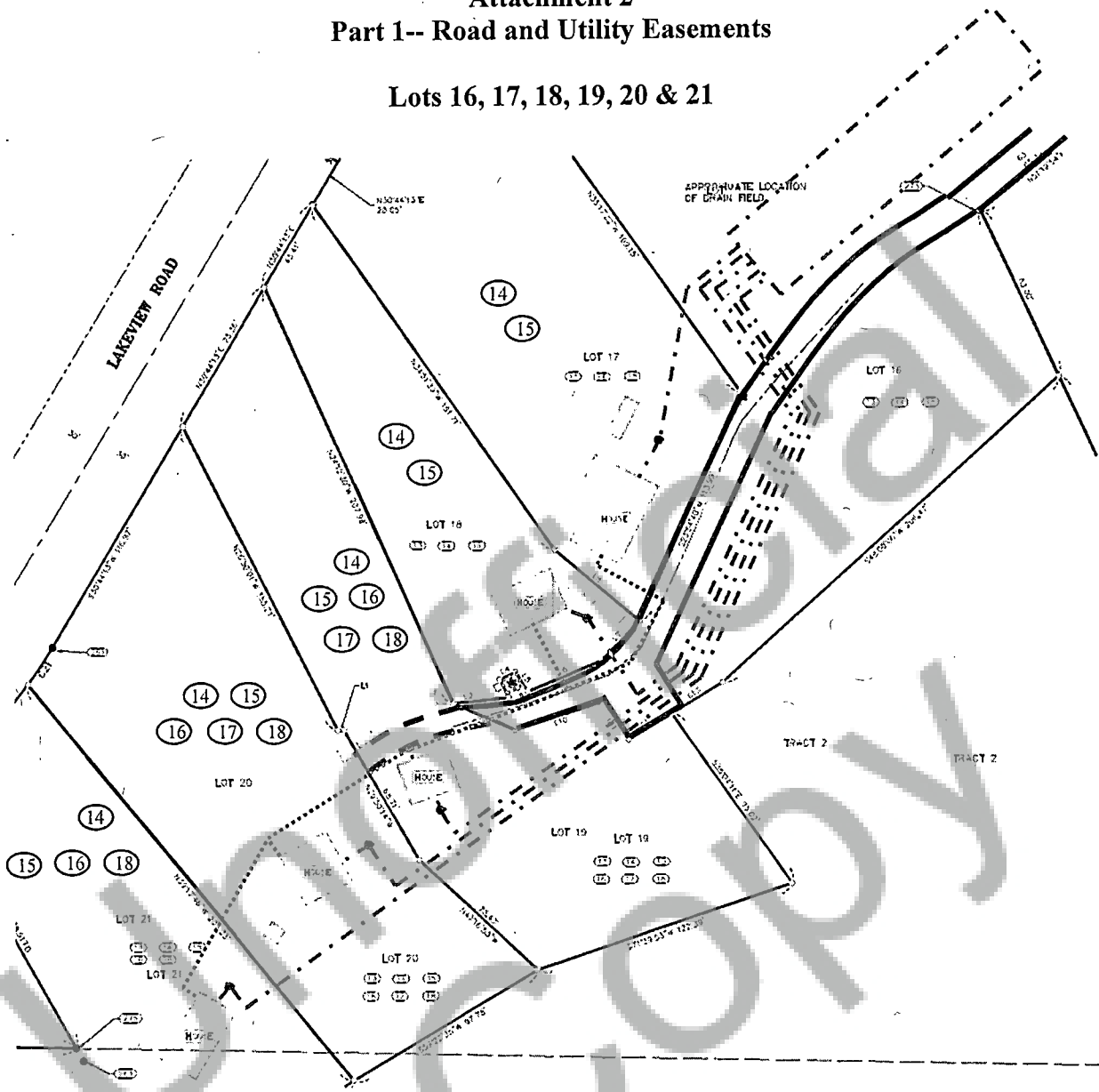
Klein & Associates, Inc.


1411 12th Street, SE, Suite 100, Olympia, WA 98513  
TEL: 361-388-3322 FAX: 361-388-3323

PROJECT: 230270  
FILE NO: 230415-GLADING  
SHEET: 1 OF 2  
DATE: 06/27/23  
SHEET: 1 OF 2 SHEETS


# **Attachment 2** **Part 1-- Road and Utility Easements**


**Lots 16, 17, 18, 19, 20 & 21**



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:

- 14 A shared drain field easement, any shared septic or water lines which are located on Lot 16, for the use and benefit of Lots 17-21 to access and maintain their joint facilities.
- 15 A varied width private access and utility easement over the existing access road known as Condit Drive, including a vehicle turnaround. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is:
  - Across Lot 16 for the use and benefit of Lots 17-21.



**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.: 03100200141700 and PTN 03100200141600

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. SHARED WELL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF,  
RECORDED March 20, 2023 UNDER AUDITOR'S FILE NO. 2023000374.
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. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: ACCESS EASEMENT AGREEMENT  
RECORDED: December 10, 2024  
AUDITOR'S FILE NO: 2024001804

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. 2024001300 and 2024001301.