

Request of: CLARK COUNTY TITLE



After recording, return to:
Stephen Roberts and Roxanne Roberts
14 Creekside Road
White Salmon, WA 98672

Send tax statements to:
Stephen Roberts and Roxanne Roberts
14 Creekside Road
White Salmon, WA 98672

Grantor: PACIFICORP, an Oregon corporation
Grantee: Stephen Roberts and Roxanne Roberts
Assessor's Property Tax Parcel: 03100200149300 and PTN OF 03100200141400
Short Legal Description: CABIN SITE #9C NORTHWESTERN LAKE and PTN CABIN SITE #14 NORTHWESTERN LAKE

BARGAIN AND SALE DEED

PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Stephen Roberts and Roxanne Roberts, a married couple, as joint tenants with right of survivorship, and not as community property or as tenants in common ("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.

The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved

Grantees

The signatures need not be acknowledged.

Skamania County
Real Estate Excise Tax
37646
FEB 27 2025

PAID \$149.35
Skamania County Treasurer
M. Monaghan Deputy

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.


PacificCorp, an Oregon corporation
Adams
Deanna Adams
Director, Real Estate Transactions

REPRESENTATIVE ACKNOWLEDGEMENT

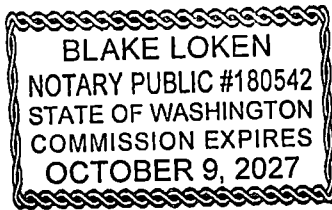
STATE OF WASHINGTON }
 } ss
COUNTY OF CLARK }

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



Unofficial Copy

Attachment 1.

Legal Descriptions and Depictions of the Property

CABIN SITE 9C/LOT 9C

Parcel No. 03100200149300

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 75°23'54" EAST, A DISTANCE OF 314.42 FEET TO THE NORTHWEST CORNER OF LOT 9C AS DEPICTED AND SHOWN ON AREA 1A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP;

THENCE SOUTH 19°44'11" WEST, 125.05 FEET TO **THE POINT OF BEGINNING OF THIS DESCRIPTION;**

THENCE NORTH 66°01'54" EAST, 16.71 FEET TO A POINT;

THENCE NORTH 44°29'15" EAST, 20.50 FEET TO A POINT;

THENCE NORTH 77°53'00" EAST, 41.58 FEET TO A POINT;

THENCE SOUTH 84°52'44" EAST, 35.66 FEET TO A POINT;

THENCE SOUTH 43°17'26" EAST, 9.83 FEET TO A POINT;

THENCE SOUTH 26°47'26" WEST, 175.92 FEET TO A POINT;

THENCE NORTH 58°55'07" WEST, 183.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF NESTER PEAK ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 303.20 FEET, TO WHICH A RADIAL LINE BEARS NORTH 69°01'05" EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°12'21" AN ARC DISTANCE OF 54.01 FEET TO A POINT;

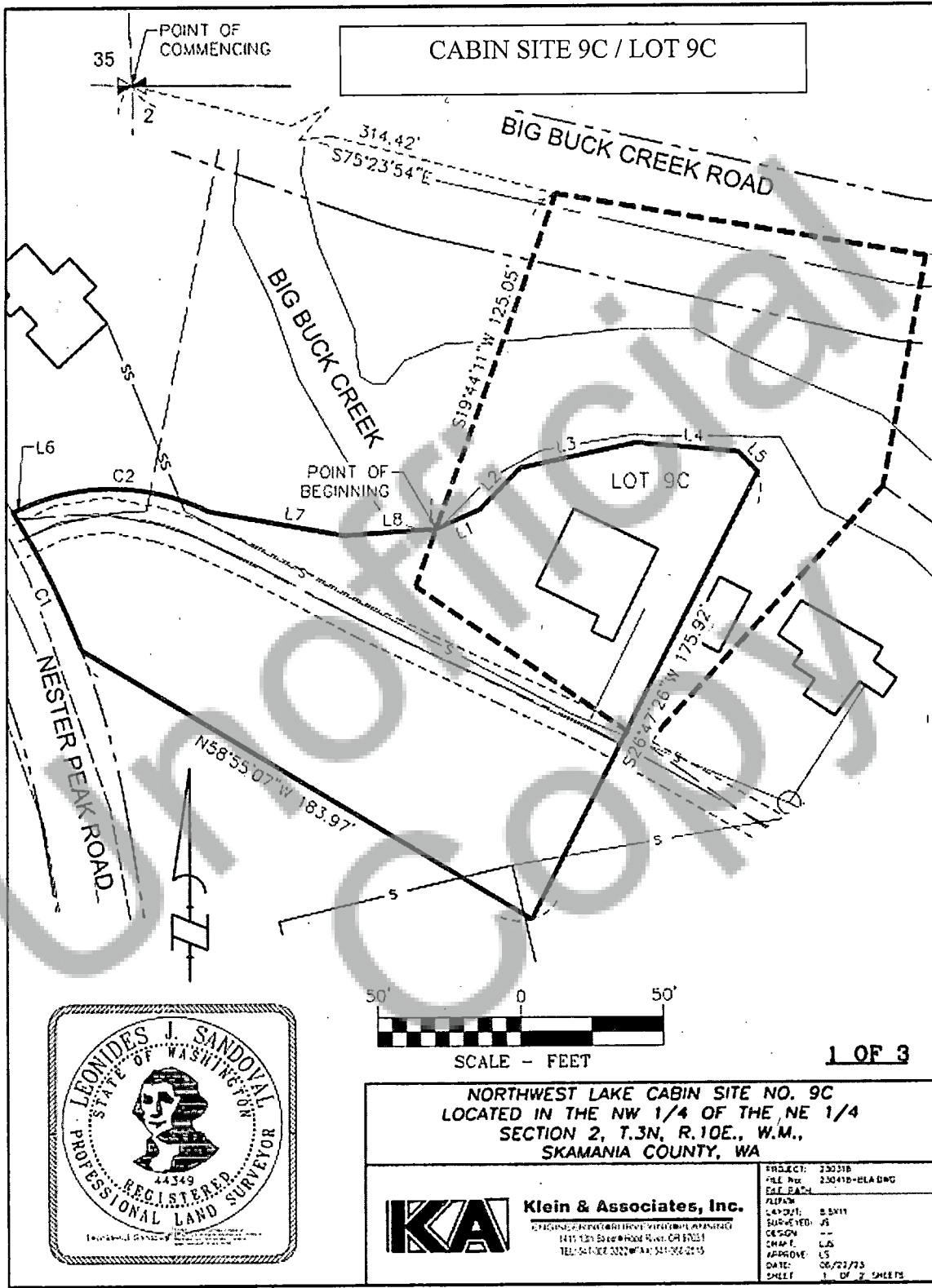
THENCE NORTH 64°16'54" EAST, 2.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 75.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°49'40" AN ARC DISTANCE OF 69.15 FEET TO A POINT;

THENCE SOUTH 79°40'53" EAST, 47.75 FEET TO A POINT;

THENCE NORTH 86°01'01" EAST, 32.50 FEET **TO THE POINT OF BEGINNING.**

CONTAINING 22,524 SQUARE FEET MORE OR LESS.




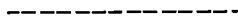
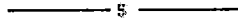





LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N66°01'54"E	16.71
L2	N44°29'15"E	20.50
L3	N77°53'00"E	41.58
L4	S84°52'44"E	35.66
L5	S43°17'26"E	9.83
L6	N64°16'54"E	2.12
L7	S79°40'53"E	47.75
L8	N86°01'01"E	32.50

LEGEND

-  FOUND QUARTER CORNER
-  ORIGINAL LOT LINES
-  ADJUSTED LOT LINES
-  EDGE OF GRAVEL DRIVEWAY
-  APPROXIMATE SEWER LINE
-  SECTION LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.01'	303.20'	10°12'21"	N26°05'05"W	53.94'
C2	69.15'	75.00'	52°49'40"	S69°18'16"E	66.73'



NORTHWEST LAKE CABIN SITE NO. 9C
 LOCATED IN THE NW 1/4 OF THE NE 1/4
 SECTION 2, T.3N, R.10E., W.M.,
 SKAMANIA COUNTY, WA



Klein & Associates, Inc.
 ENGINEERS, ARCHITECTS, PLANNERS
 1011 1st Street, Seattle, WA 98101
 (206) 461-2222

PROJECT: 12508
 FILE NO: 12508-01A.DWG
 FILE PATH:
 REV#:
 LAYOUT: 8/20/11
 SURVEYED: 05
 DESIGNED: LS
 DRAWN: LS
 APPROVED: LS
 DATE: 08/22/13
 SHEET: 3 OF 3 SHEETS

AND A ONE-SIXTH (1/6th) UNDIVIDED INTEREST IN LOT 14, PARCEL NO. 03100200141400, AN INFRASTRUCTURE LOT, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS AND DEPICTED ON THE NEXT PAGE:

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 29°55'44" EAST, 276.04 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 58°55'07" EAST, 183.97 FEET TO A POINT;

THENCE SOUTH 61°43'16" EAST, 131.97 FEET TO A POINT;

THENCE SOUTH 50°56'52" WEST, 218.06 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NESTER PEAK ROAD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 320.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 54°07'05" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'34" AN ARC DISTANCE OF 147.50 FEET TO A POINT;

THENCE NORTH 17°35'08" WEST, 106.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 303.20 FEET, TO WHICH A RADIAL LINE BEARS NORTH 80°31'39" EAST;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°30'33" AN ARC DISTANCE OF 60.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,712 SQUARE FEET, MORE OR LESS.

THIS INFRASTRUCTURE LOT IS SHARED AMONG THE OWNERS OF CABIN SITES/LOTS 9B, 9C, 9E, 10, 11, 12.

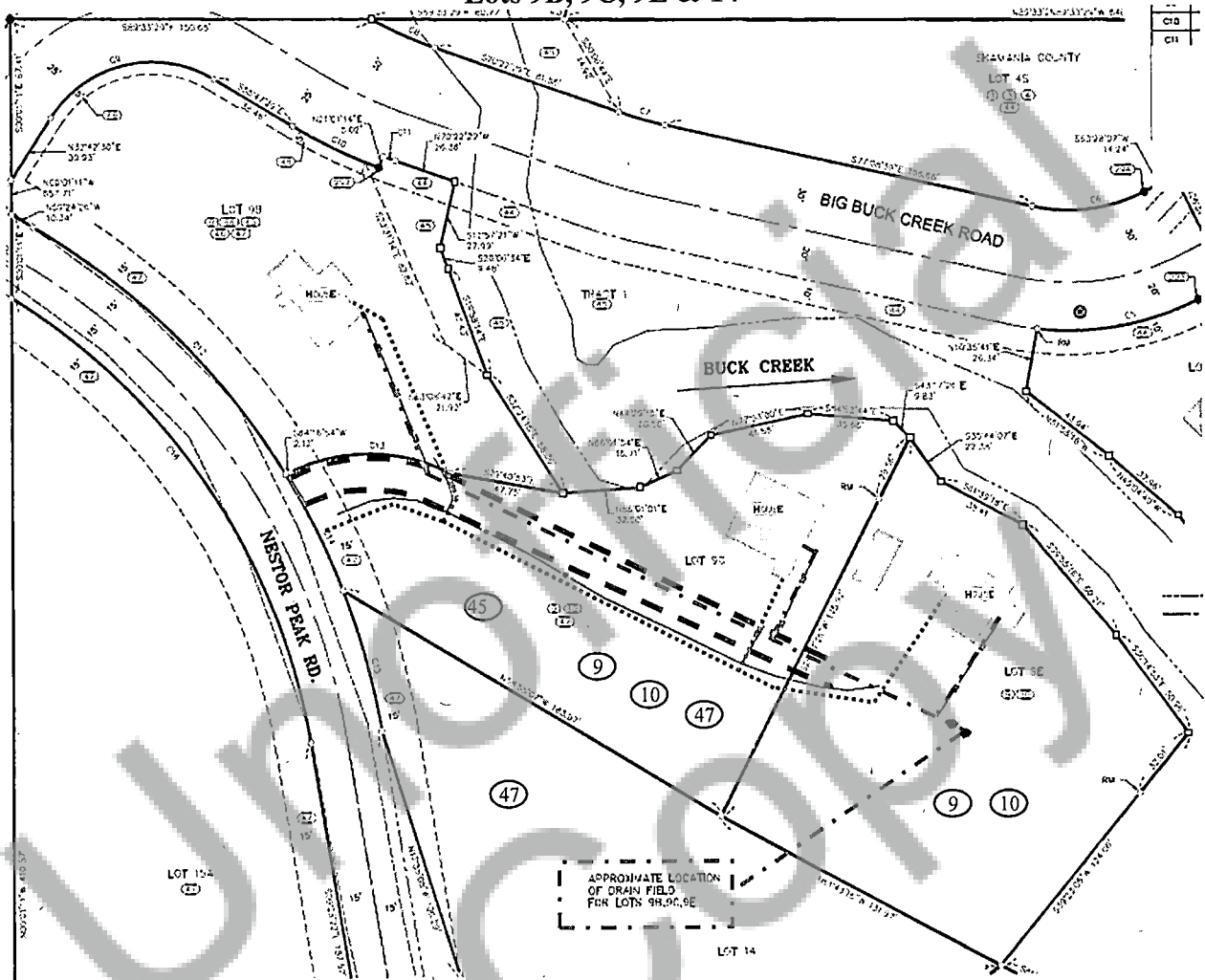
Skamania County Assessor

Date 2/27/25 Parcel# 3-10-2-1493 and
ptn of 3-10-2-1414
DD

Attachment 2

Part 1-- Road and Utility Easements

Lots 9B, 9C, 9E & 14



PERFORMED FOR:

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:

- 9 A shared utility easement over the existing utilities, located on Lots 9C and 9E, including the shared septic tanks and pumps located on Lot 9E, for the use and benefit of Lots 9B, 9C and 9E to access and maintain said utilities.
- 10 A 14.00 foot wide shared private access driveway over Lot 9C, for the use and benefit of Lot 9E.
- 45 A varied width easement in the vicinity of Big Buck Creek roadway bridge on Lots 4S, and 9B, for the benefit of Skamania County to maintain the stream bed and banks.
- 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.

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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.: 03100200149300 AND PTN 03100200141400

2. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: STEPHEN C. ROBERTS AND ROXANNE M. ROBERTS
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
BENEFICIARY: CHRISTOPHER RENCH AND ERIKA RENCH
AMOUNT: \$37,000.00
DATED: October 01, 2007
RECORDED: October 01, 2007
AUDITOR'S FILE NO.: 2007167846

ASSIGNMENT OF SAID DEED OF TRUST:
ASSIGNEE: RENCH FAMILY TRUST
RECORDED: June 29, 2011
AUDITOR'S FILE NO: 2011178541

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. OPTION OF PURCHASE AND THE TERMS AND CONDITIONS THEREOF,
RECORDED December 06, 1968 UNDER AUDITOR'S FILE NO. BOOK 5 PAGE 88.
12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: RIGHT OF WAY
AUDITOR'S FILE NO.: BOOK 83, PAGE 802
AREA AFFECTED: SAID PREMISES
13. 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
14. 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

15. 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
16. RESOLUTION NO. 1997-41 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED UNDER AUDITOR'S FILE NO. BOOK 167 PAGE 681.
17. 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
18. 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
19. ORDINANCE NO. 2000-02 AND THE TERMS AND CONDITIONS THEREOF,
RECORDED MAY 17, 2000 UNDER AUDITOR'S FILE NO. BOOK 199, PAGE 299.
20. 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
21. 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.
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. 2024001300 and 2024001298.