



00020729202500003660110111

**After recording, return to:**

Laurie-Anne King and Craig S. Wallace  
4106 NE 242nd Avenue  
Vancouver, WA 98682

**Send tax statements to:**

Laurie-Anne King and Craig S. Wallace  
4106 NE 242nd Avenue  
Vancouver, WA 98682

**Grantor:** PACIFICORP, an Oregon corporation**Grantee:** Laurie-Anne King and Craig S. Wallace**Assessor's Property Tax Parcel:** 03100200141200 and PTN OF 03100200141400 *BM***Short Legal Description:** CABIN SITE #12 NORTHWESTERN LAKE and PTN CABIN SITE #14 NWL**BARGAIN AND SALE DEED**

**PACIFICORP, an Oregon corporation**, ("Grantor"), for valuable consideration, bargains, sells, and conveys to **Laurie-Anne King and Craig S. Wallace, a married couple** ("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 21, 2025.

Skamania County

Real Estate Excise Tax

37661

MAR 12 2025

PacifiCorp, an Oregon corporation

PAID \$131.35  
Skamania County Treasurer  
*Memorandum Book*

*Adams*  
Deanna Adams  
Director, Real Estate Transactions

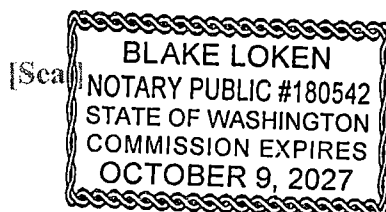
**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF WASHINGTON }

} ss

COUNTY OF CLARK }

This instrument was acknowledged before me on this 21<sup>st</sup> day of February 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 12/LOT 12**

**Parcel No. 03100200141200**

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 35°34'24" EAST, A DISTANCE OF 678.08 FEET TO THE NORTHERN MOST NORTH CORNER OF LOT 12 AS DEPICTED AND SHOWN ON AREA 1A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP;

THENCE SOUTH 39°36'43" EAST, 57.66 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 51°07'51" EAST, 46.32 FEET TO A POINT;

THENCE SOUTH 24°35'01" WEST, 82.41 FEET TO A ON THE NORTHERLY RIGHT-OF-WAY LINE OF NESTER PEAK ROAD;

THENCE NORTH 51°47'02" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NESTER PEAK ROAD, 164.86 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 320.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°54'07" AN ARC DISTANCE OF 88.81 FEET TO A POINT ;

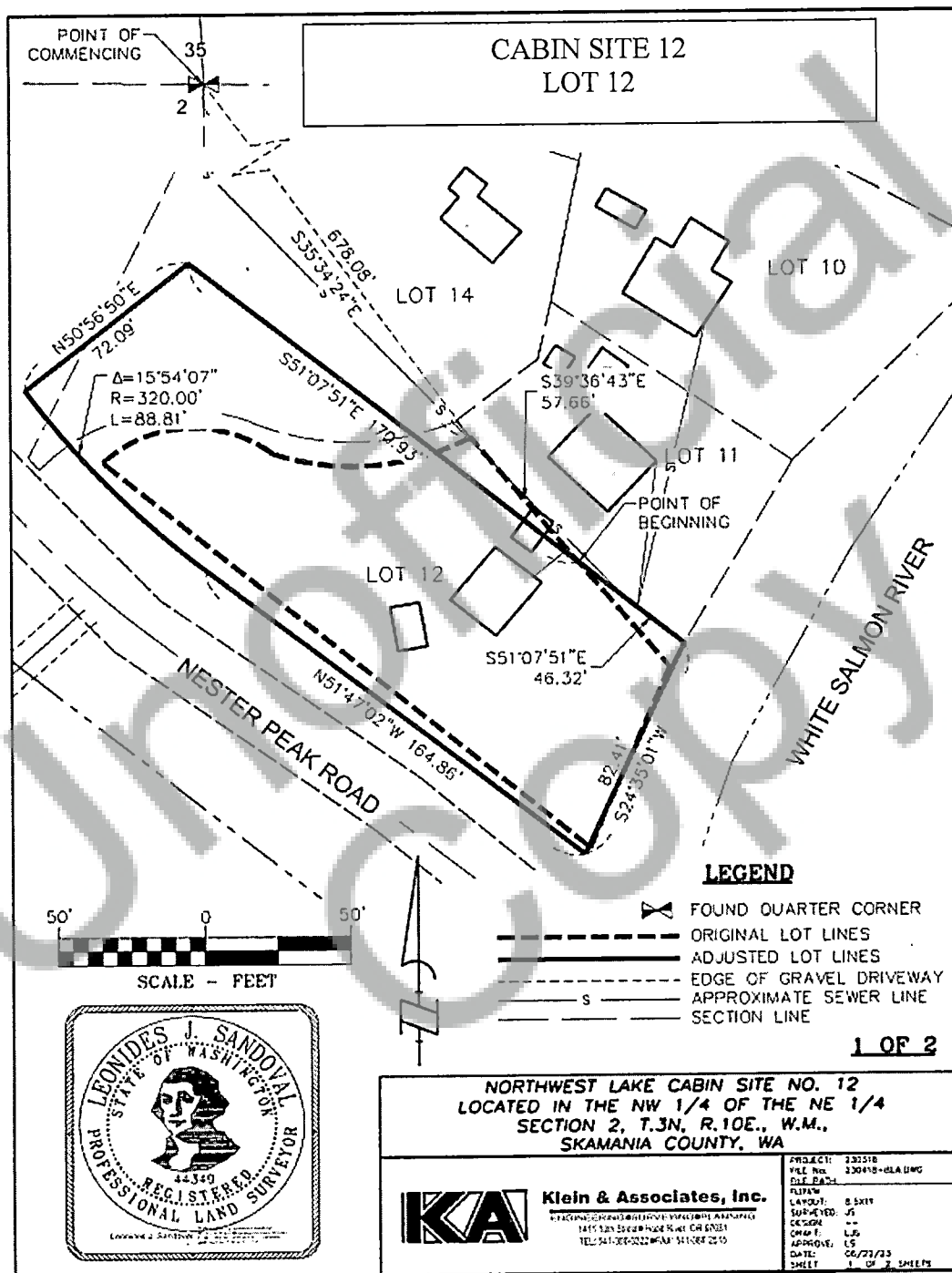
THENCE NORTH 50°56'50" EAST, 72.09 FEET TO A POINT;

THENCE SOUTH 51°07'51" EAST, 170.93 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 18,843 SQUARE FEET, MORE OR LESS.

Skamania County Assessor

Date 3/12/25 Parcel# 03100200141200  
Ptn of 03100200141400



**AND A ONE-SIXTH (1/6<sup>th</sup>) UNDIVIDED INTEREST IN LOT 14, PARCEL NO. 3100200141400, 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;

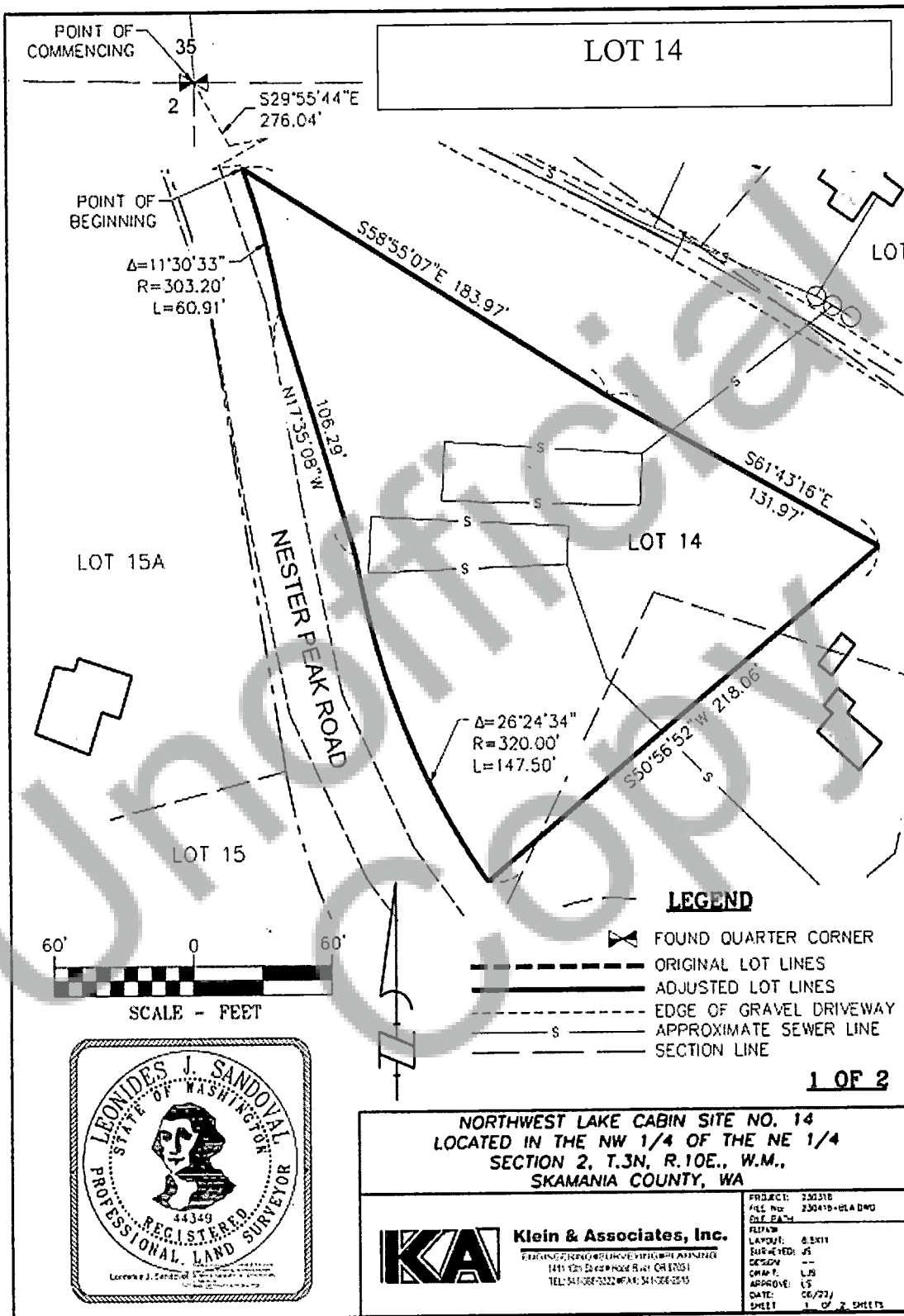
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'34" AN ARC DISTANCE OF 147.50 FEET TO A POINT;

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.

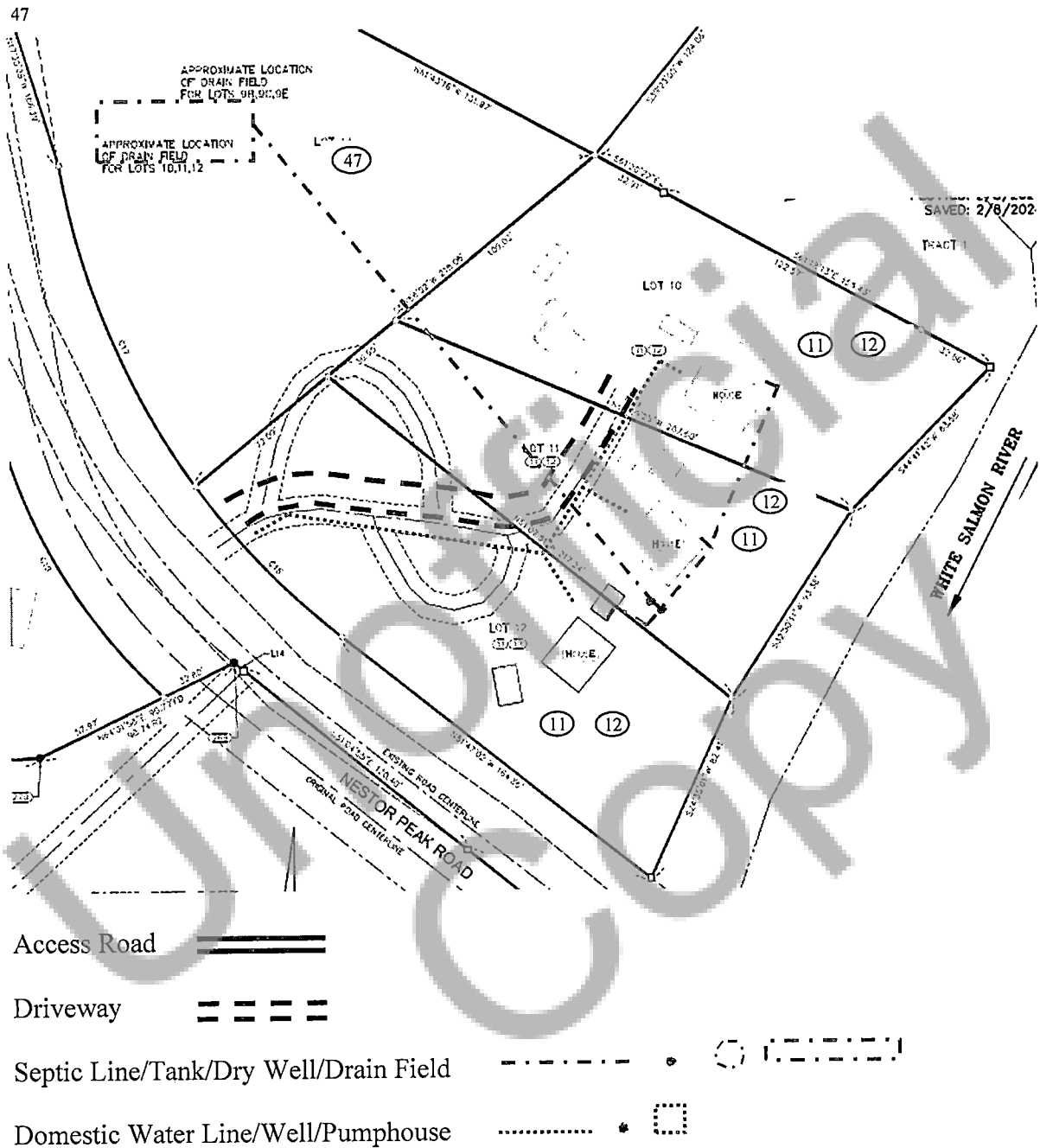
CONTAINING 33,712 SQUARE FEET, MORE OR LESS.

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



## Attachment 2

### Part 1-- Road and Utility Easements Lots 10, 11, 12 & 14



Seller conveys this property specifically subject to the following:

- 11 A 14.00 foot wide shared private access and utility easement over the existing access driveway located on Lots 11 and 12, from Nestor Peak Road to Lot 10, for the use and benefit of Lots 10, 11 and 12.
- 12 A shared utility easement over the existing sewer lines, tanks and pumps located on Lot 11, for the use and benefit of Lots 10, 11 and 12 to access and maintain said utilities.
- 47 Lot14 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.: 03100200141200 AND PTN 03100200141400

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 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. OPTION OF PURCHASE AND THE TERMS AND CONDITIONS THEREOF,  
RECORDED December 06, 1968 UNDER AUDITOR'S FILE NO. BOOK 5 PAGE 88.
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 CONDITIONS THEREOF,  
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. 2024001298 and 2024001934.