

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

**2025-000374**

03/12/2025 01:15 PM

Request of: CLARK COUNTY TITLE



After recording, return to:  
Katherine R. Brandy and Dermod M. Lovett  
2522 SE 16th Avenue  
Portland, OR 97202

Send tax statements to:  
Katherine R. Brandy and Dermod M. Lovett  
2522 SE 16th Avenue  
Portland, OR 97202

Grantor: PACIFICORP, an Oregon corporation  
Grantee: Katherine R. Brandy and Dermod M. Lovett  
Assessor's Property Tax Parcel: 03100200142100 AND PTN OF 03100200141600 *SW*  
Short Legal Description: CABIN SITE #21 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 **Katherine R. Brandy and Dermod M. Lovett, 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: 2/21, 2025.

Skamania County  
Real Estate Excise Tax  
37667  
MAR 12 2025

PacifiCorp, an Oregon corporation

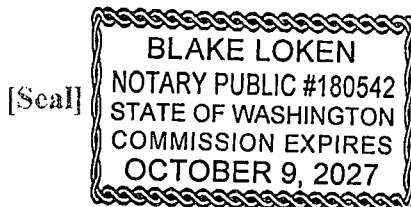
PAID \$ 227.78  
*Skamania County Treasurer*

*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 PacifiCorp, an Oregon corporation**.



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

**Attachment 1**

**Legal Description and Depiction of the Property**

**CABIN SITE 21/LOT 21**

**Parcel No 03100200142100**

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 24°04'42" WEST, A DISTANCE OF 1332.01 FEET TO THE NORTHEAST CORNER OF CABIN SITE 21 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 39°17'46" EAST, 113.90 FEET TO A POINT;

THENCE SOUTH 56°50'18" WEST, 255.43 FEET TO A POINT;

THENCE NORTH 08°09'05" WEST, 159.21 FEET TO A POINT;

THENCE SOUTH 88°43'37" EAST, 110.06 FEET TO A POINT;

THENCE NORTH 29°21'24" WEST, 138.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 187.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 33°21'42" EAST, ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST LAKE ROAD;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°45'58" AN ARC DISTANCE OF 64.51 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 39°17'46" EAST, 119.33 FEET TO A POINT TO **THE POINT OF BEGINNING**.

CONTAINING 33,595 SQUARE FEET MORE OR LESS.

**Skamania County Assessor**

Date 3/12/25 Parcel# 03100200142100  
Ptn of 03100200141600

# CABIN SITE 21 / LOT 21

N1/4 CORNER  
SECTION 2  
POINT OF  
COMMENCING

NORTHWEST LAKE  
ROAD

$\Delta=19^{\circ}45'58''$   
 $R=187.00'$   
 $L=64.51'$

POINT OF  
BEGINNING

LOT 20

LOT 21

## 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 2



NORTHWEST LAKE CABIN SITE NO. 21  
LOCATED IN THE NW 1/4  
SECTION 2, T.3N, R.10E., W.M.,  
SKAMANIA COUNTY, WA



Klein & Associates, Inc.

1411 12TH STREET, SUITE 100, SEASIDE, CA 94061  
TEL: 541.338.3327 FAX: 541.338.3315

PROJECT: 330318  
FILE NO: 230418-GLADING  
DATE: 06/22/25  
SHEET: 1 OF 2 SHEETS

AND

**A ONE-FIFTH (1/5<sup>th</sup>) UNDIVIDED INTEREST IN LOT 16, Parcel No 03100200141600, 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.**

# 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

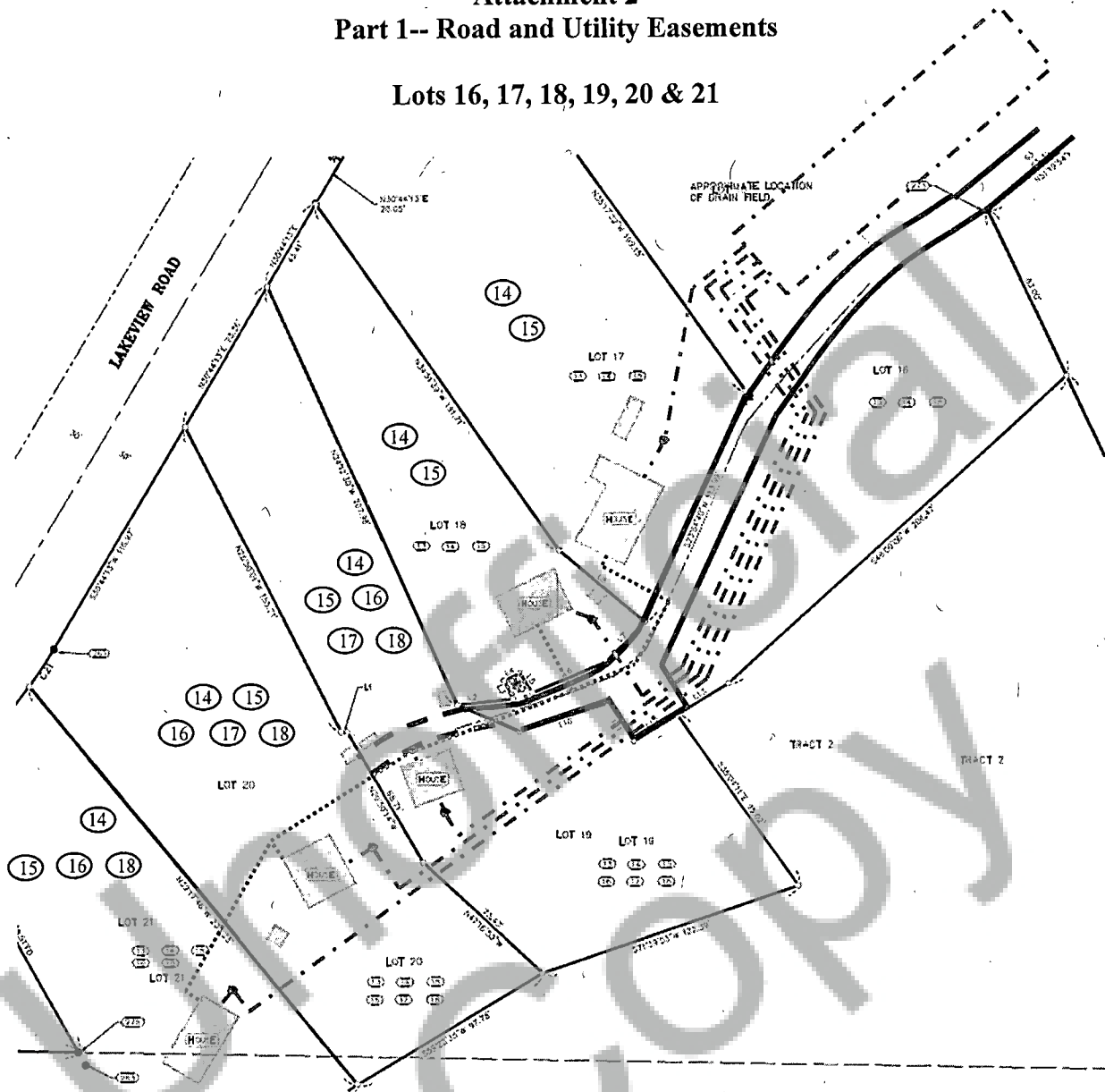


**Klein & Associates, Inc.**  
ENGINEERING SURVEYING PLANNING  
1411 125 EIGHTH AVE. N.E. SUITE 201  
TEL: 541-384-3322 FAX: 541-384-2215

PROJECT:	230318
FILE NO.:	230418-01A.DWG
SHEET:	1 OF 2
DATE:	06/27/23
BY:	LS
CHECKED:	LS
APPROVED:	LS
DATE:	06/27/23
SHEET:	1 OF 2 SHEETS

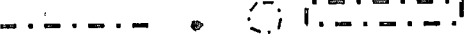
# **Attachment 2** **Part 1-- Road and Utility Easements**


**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.
  - Across Lot 19 for the use and benefit Lots 20-21
- 16 A utility easement through Lots 19 and 20 over the existing water and sewer utilities for the benefit of Lots 20 and 21.
- 18 An access trail easement through Lots 19 and 20 over the existing access trail for the benefit of Lot 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.: 03100200142100 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. 2024001301.