

Skamania County, WA

Total:\$315.50

DEED

Pgs=13

**2025-000376**

03/12/2025 02:21 PM

Request of: CLARK COUNTY TITLE

00020741202600003760130138

**When recorded return to:**

Matthew Elliott  
44 Private Lake Road White Salmon, LLC  
4327 SE Ash Street  
Portland, OR 97215

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 622-171962

**DOCUMENT TITLE(S)**

Bargain and Sale Deed

**GRANTOR(S)**

PACIFICORP, an Oregon corporation

**GRANTEE(S)**

44 Private Lake Road White Salmon, LLC, a Washington limited liability company

**ABBREVIATED LEGAL DESCRIPTION**

CABIN SITE #44 NORTHWESTERN LAKE and PTN Lot 46 NWL

**TAX PARCEL NUMBER(S)**

03100200144400 and PTN OF 03100200148400

Skamania County

Real Estate Excise Tax

37669

MAR 12 2025

PAID \$ 116.92


Skamania County Treasurer

*Mark Bragman Deputy*

After recording, return to:  
44 Private Lake Road White Salmon, LLC  
5805 N Delaware Ave  
Portland, OR 97217

Send tax statements to:  
44 Private Lake Road White Salmon, LLC  
5805 N Delaware Ave  
Portland, OR 97217

Grantor: PACIFICORP, an Oregon corporation  
Grantee: 44 Private Lake Road White Salmon, LLC, a Washington limited liability company


Assessor's Property Tax Parcel: 03100200144400 and PTN OF 03100200148400   
Short Legal Description: CABIN SITE #44 NORTHWESTERN LAKE and PTN Lot 46 NWL

### BARGAIN AND SALE DEED


**PACIFICORP, an Oregon corporation, ("Grantor"), for valuable consideration, bargains, sells, and conveys to 44 Private Lake Road White Salmon, LLC, a Washington limited liability company, ("Grantees"), 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.

Skamania County  
Real Estate Excise Tax  
37669  
MAR 12 2025

PAID \$116.92  
Skamania County Treasurer  


PacifiCorp, an Oregon corporation

  
Deanna Adams  
Director, Real Estate Transactions  
Dated: 2/21, 2025

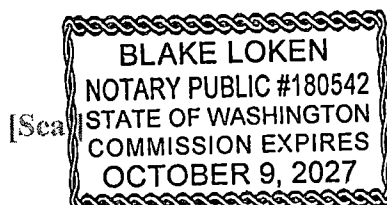
### REPRESENTATIVE ACKNOWLEDGEMENT


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.**



  
Notary Public  
My commission expires: October 09, 2027

**Attachment 1**  
**Legal Description and Depiction of the Property**

**CABIN SITE 44/LOT 44**

**Parcel No 03100200144400**

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

THENCE SOUTH 21°45'38" EAST, A DISTANCE OF 531.41 FEET TO THE NORTHERN MOST CORNER OF LOT 44, AS DEPICTED AND SHOWN ON AREA 3A OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 80°59'28" EAST, 26.39 FEET TO A POINT;

THENCE SOUTH 47°04'42" EAST, 14.31 FEET TO A POINT;

THENCE SOUTH 23°02'54" EAST, 79.03 FEET TO A POINT;

THENCE SOUTH 68°54'20" WEST, 158.54 FEET TO A POINT;

THENCE NORTH 21°33'05" WEST, 59.55 FEET TO A POINT;

THENCE NORTH 56°38'45" EAST, 47.78 FEET TO A POINT;

THENCE NORTH 48°30'13" EAST, 73.98 FEET TO A POINT;

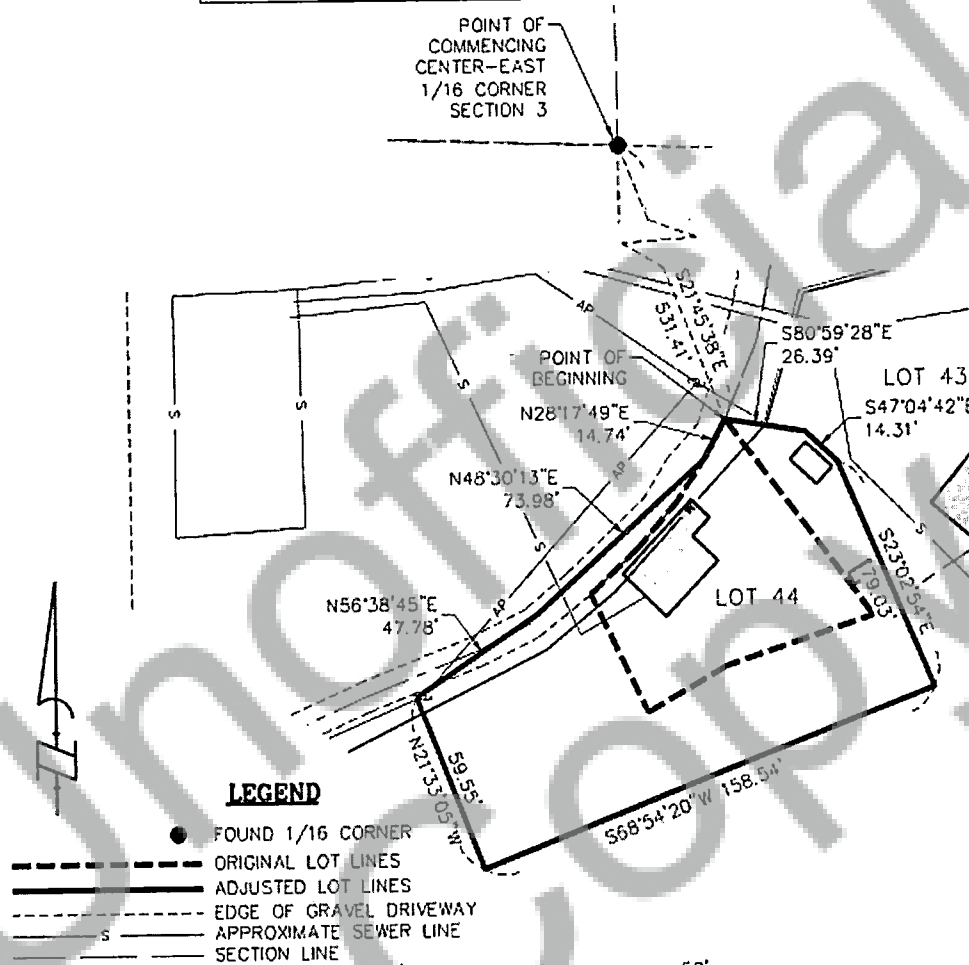
THENCE NORTH 28°17'49" EAST, 14.74 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 12,742 SQUARE FEET, MORE OR LESS.

Skamania County Assessor

Date 3/12/25 Parcel# 3-10-2-1444  
Jth 3-10-2-1484  
DW

# CABIN SITE 44/ LOT 44



**Klein & Associates, Inc.**

1111 123 STREET, SUITE 100, SEASIDE, WA 98138  
TEL: 206/462-1234 FAX: 206/462-1235

PROJECT: 230378  
FILE NO: 230418-GLA DMO  
FILE PATH:  
LAYOUT: 6.5X11  
SURVEYED: JS  
DESIGN: ---  
CHECK: LJD  
APPROVE: LS  
DATE: 06/22/23  
SHEET: 1 OF 2 SHEETS

NORTHWEST LAKE CABIN SITE NO. 44  
LOCATED IN THE NE 1/4 OF THE SE 1/4  
SECTION 3, T.3N, R.10E., W.M.,  
SKAMANIA COUNTY, WA

**AND A ONE-NINTH (1/9th) UNDIVIDED INTEREST IN LOT 46, PARCEL NO. 03100200148400, AN INFRASTRUCTURE LOT, AS MORE PARTICULARLY DESCRIBED AND DEPICTED AS FOLLOWS:**

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

THENCE SOUTH 29°29'49" EAST, A DISTANCE OF 154.86 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 62°38'43" EAST, 86.32 FEET TO A POINT;

THENCE SOUTH 77°32'17" EAST, 99.02 FEET TO A POINT;

THENCE SOUTH 26°53'52" EAST, 83.93 FEET TO A POINT;

THENCE SOUTH 16°03'55" WEST, 49.33 FEET TO A POINT;

THENCE SOUTH 80°12'15" WEST, 44.94 FEET TO A POINT;

THENCE SOUTH 64°45'58" WEST, 45.34 FEET TO A POINT;

THENCE SOUTH 16°26'34" WEST, 22.01 FEET TO A POINT;

THENCE SOUTH 48°04'40" EAST, 77.86 FEET TO A POINT;

THENCE NORTH 85°49'13" EAST, 46.43 FEET TO A POINT;

THENCE SOUTH 17°52'41" WEST, 18.77 FEET TO A POINT;

THENCE SOUTH 76°40'32" WEST, 47.55 FEET TO A POINT;

THENCE SOUTH 12°02'40" WEST, 55.28 FEET TO A POINT;

THENCE NORTH 80°59'28" WEST, 26.39 FEET TO A POINT;

THENCE SOUTH 28°17'49" WEST, 14.74 FEET TO A POINT;

THENCE SOUTH 48°30'13" WEST, 73.98 FEET TO A POINT;

THENCE SOUTH 56°38'45" WEST, 47.78 FEET TO A POINT;

THENCE NORTH 21°33'05" WEST, 15.97 FEET TO A POINT;

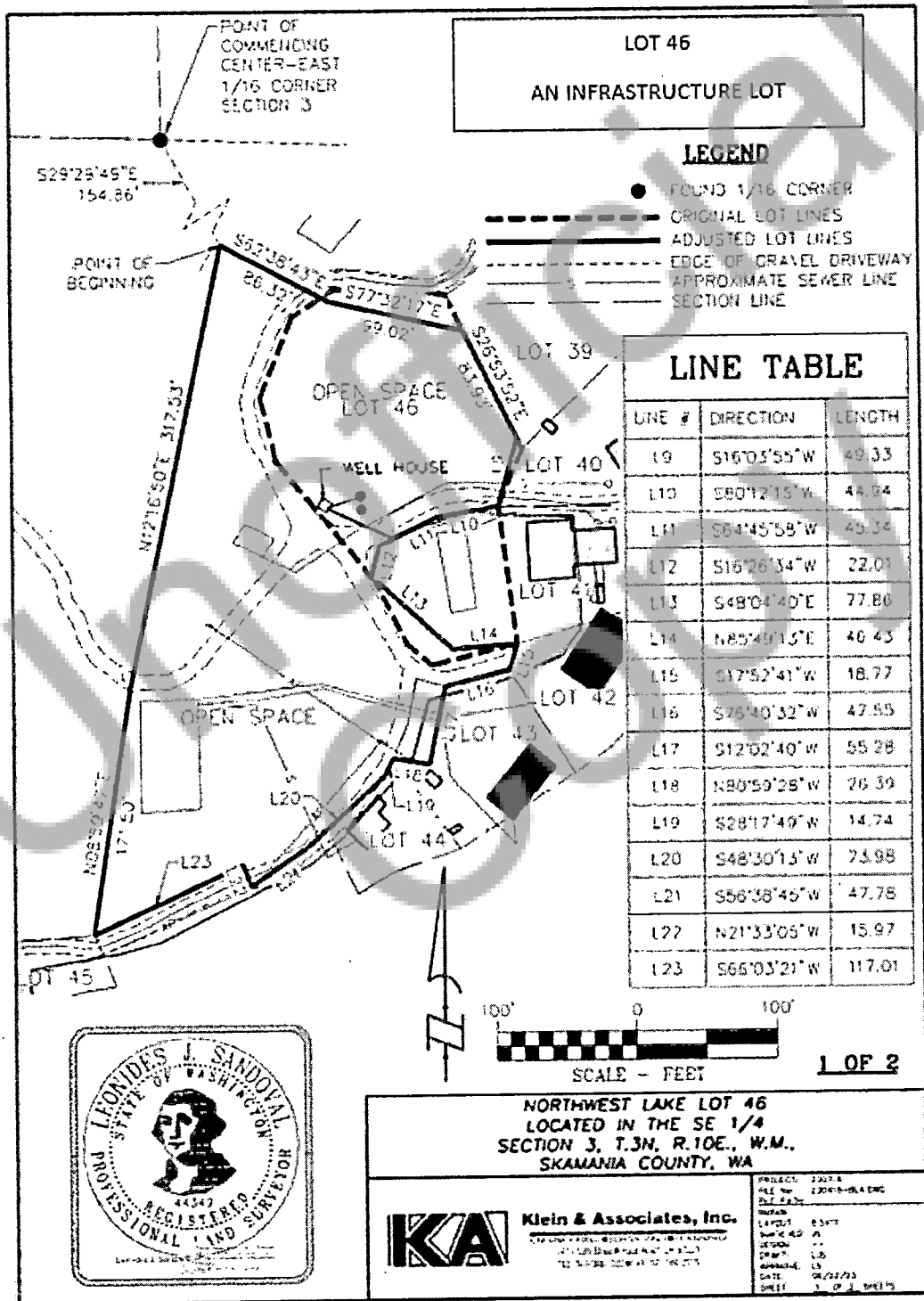
THENCE SOUTH 66°03'21" WEST, 117.01 FEET TO A POINT;

THENCE NORTH 08°59'47" EAST, 171.50 FEET TO A POINT;

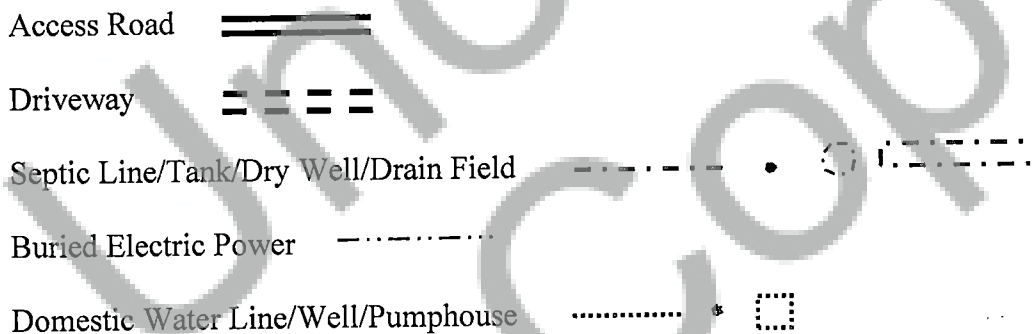
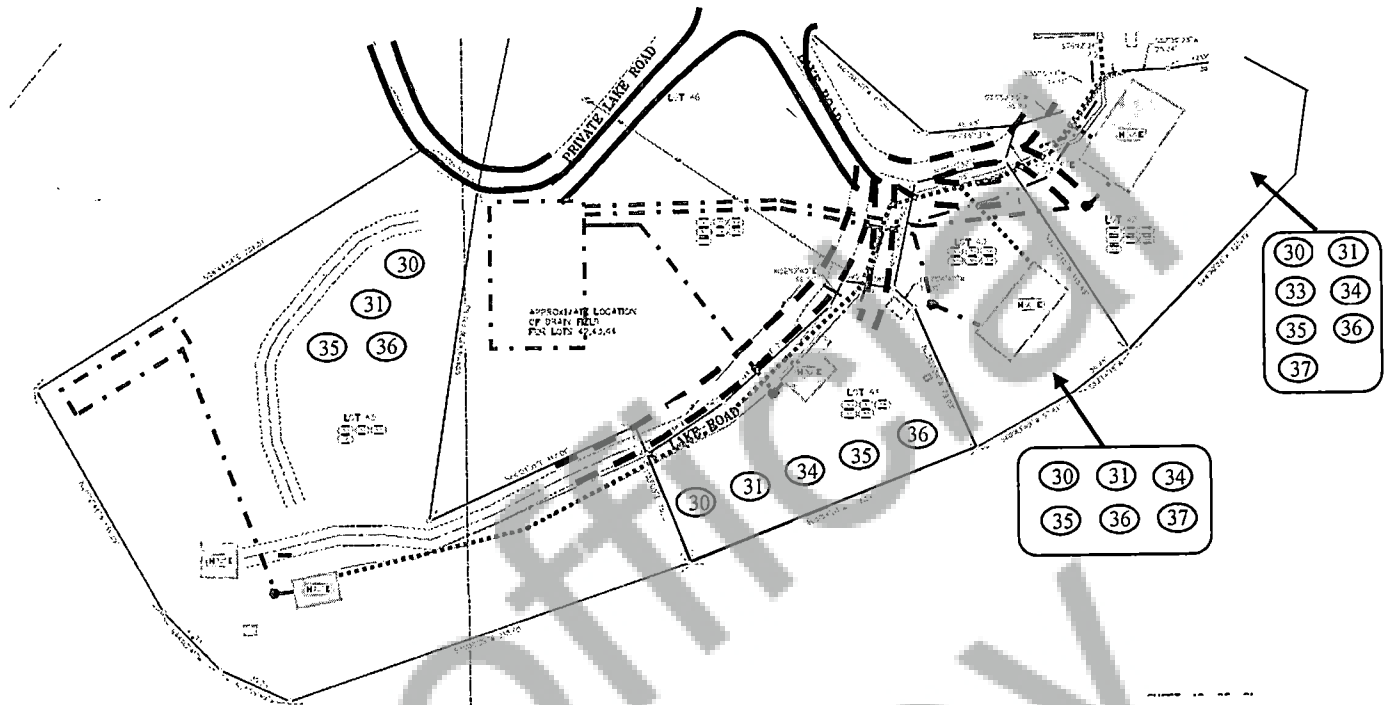
THENCE NORTH 12°16'50" EAST, 317.53 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 83,053 SQUARE FEET, MORE OR LESS.

**THIS INFRASTRUCTURE LOT IS SHARED BY THE OWNERS OF CABINS/LOTS 37, 38, 39, 40, 41, 42, 43, 44 AND 45.**



**Attachment 2**  
**Part 1 Road and Utility Easements**  
**Lots 42, 43, 44 & 45**



*Utility/Road locations are approximate and for illustrative purposes only.*

Seller conveys this property specifically subject to the following:

- 30      A 14.00 foot wide shared private access and utility easement over the existing access roadway known as Private Lake Road, located on Lots 37, 38, 39 and 46, extending from Lakeview Road to Lot 37. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of Lots 37-45.



- 31 A 14.00 foot wide shared private access and utility easement over the existing access roadway known as Lake Road, located on Lot 46, extending from Private Lake Road to Lot 45. Said easement encompasses the entire roadway prism (i.e., road surface, ditching, culverts, drainage structures, etc.) and is for the use and benefit of Lots 40-45.
- 34 A sanitary sewer line and drain field easement located on Lot 46 for the use and benefit of Lots 42, 43 and 44 to access and maintain their joint use drain field and sanitary sewer lines, and for the use and benefit of Lot 40 to access and maintain their private drain field and sanitary sewer line.
- 35 A shared well located on Lot 46 for the use and benefit of Lots 39, 40, 41, 42, 43, 44 and 45, including all power lines and associated apparatus.
- 36 A buried utility easement for water lines and electric conduits associated with the shared well and providing buried electrical power to three individual lots. Said water lines run through Lots 41, 42, 43, 44 and 46 and are for the use and benefit of Lots 39-46. Said buried electrical conduits run through Lots 41, 42, 43 and 46, and are for the use and benefit of Lots 41, 42, 43 and 46.

**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.: 03100200144400 AND PTN 03100200148400

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 THERESOF,  
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. SHARED WELL AGREEMENT AND THE TERMS AND CONDITIONS THEREOF,  
RECORDED August 30, 2011 UNDER AUDITOR'S FILE NO. 2011178952.
21. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS  
THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303
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. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
30. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001304 and 2024001302.