



00020742202500003770120128

After recording, return to:
Patricia Parker
47 Northwestern Lake Road 9B
White Salmon, WA 98672

Skamania County
Real Estate Excise Tax

37670
MAR 12 2025

Send tax statements to:
Patricia Parker
47 Northwestern Lake Road 9B
White Salmon, WA 98672

PAID \$ 143.35
Skamania County Treasurer
Deanna Adams

Grantor: PACIFICORP, an Oregon corporation
Grantee: Patricia Parker
Assessor's Property Tax Parcel: 03100200149200 and PTN OF 03100200141400
Short Legal Description: CABIN SITE #9B 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 Patricia Parker, 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.

PacifiCorp, an Oregon corporation

Deanna Adams

Deanna Adams

Director, Real Estate Transactions

REPRESENTATIVE ACKNOWLEDGEMENT

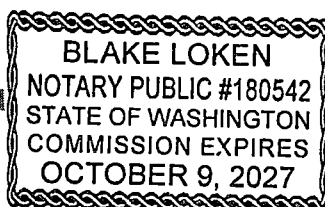
STATE OF WASHINGTON

}
}
} ss
}

COUNTY OF CLARK

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

[Seal]



[Signature]
Notary Public

My commission expires: October 09, 2027

Attachment 1

Legal Descriptions and Depictions of the Property

CABIN SITE 9B/LOT 9B

Parcel No. 03100200149200

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 00°01'11" EAST, A DISTANCE OF 67.41 FEET TO **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE NORTH 32°42'30" EAST, 30.93 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 50.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°30'01", AN ARC DISTANCE OF 77.23 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 58°47'29" EAST, 38.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 225.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°10'37", AN ARC DISTANCE OF 39.96 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 21°01'14" EAST, 5.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 220.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 21°01'56" WEST;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°24'26", AN ARC DISTANCE OF 5.40 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 70°22'29" EAST, 26.36 FEET TO A POINT;

THENCE SOUTH 11°24'18" WEST, 29.22 FEET TO A POINT;

THENCE SOUTH 19°59'27" EAST, 55.46 FEET TO A POINT;

THENCE SOUTH 32°24'15" EAST, 58.36 FEET TO A POINT;

THENCE NORTH 79°40'53" WEST, 47.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 75.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 27°06'33" EAST;

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

THENCE SOUTH 64°16'54" WEST, 2.12 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF
28°13'11" AN ARC DISTANCE OF 149.33 FEET TO A POINT OF TANGENCY;

THENCE NORTH 59°24'26" WEST, 10.34 FEET TO A POINT;

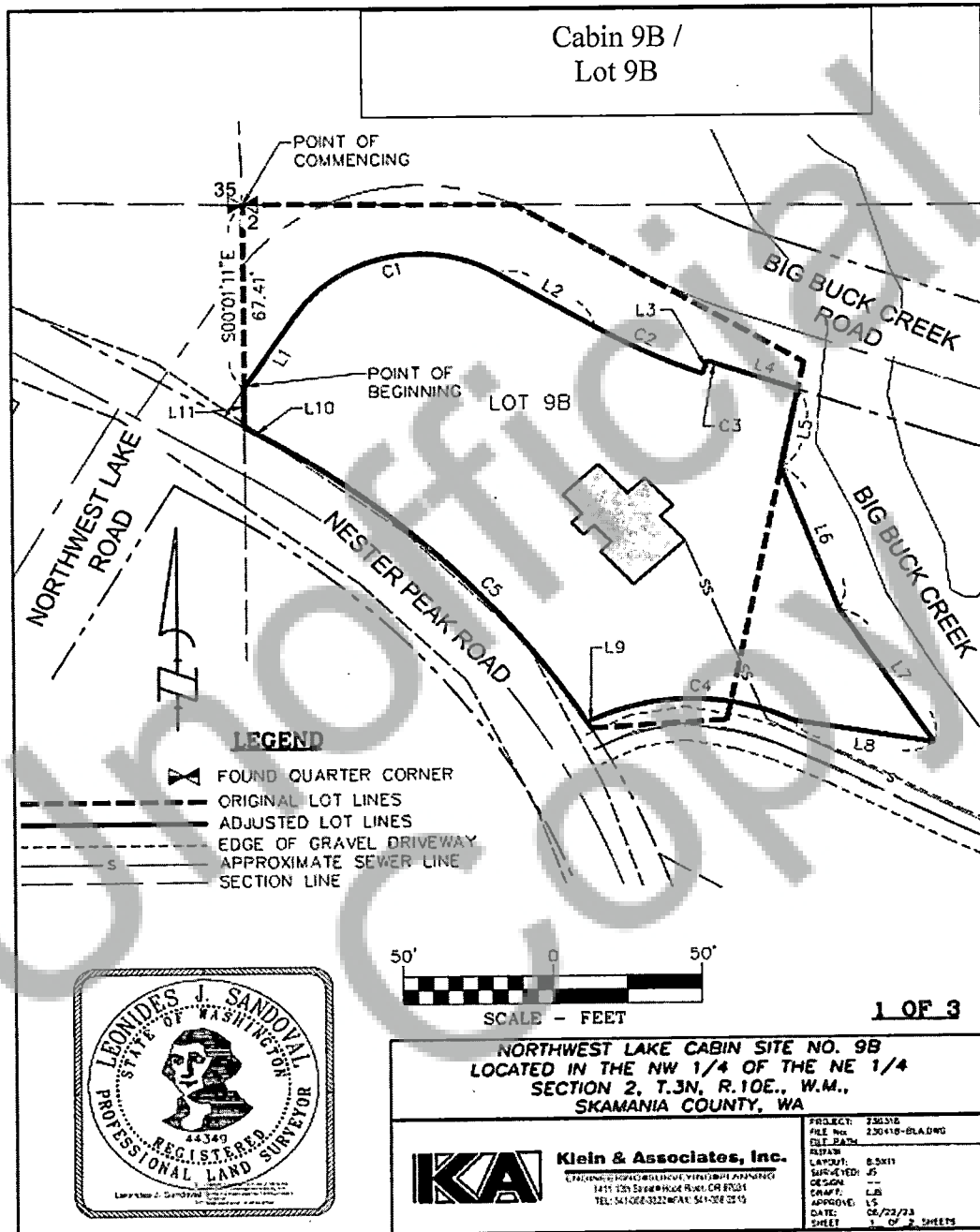
THENCE NORTH 0°01'11" WEST, 14.12 FEET TO **THE POINT OF BEGINNING.**

CONTAINING 21,298 SQUARE FEET MORE OR LESS.

Skamania County Assessor

Date 3/12/25 Parcel# 3-10-2-1492
② Ptn 3-10-2-1414

Cabin 9B /
Lot 9B



1 OF 3

NORTHWEST LAKE CABIN SITE NO. 9B
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.
1411 125th Street, Everett, WA 98201
TEL: 425-332-1141 FAX: 425-332-1142

PROJECT: 230318
FILE No: 230418-BLADWD
DATE: 05/23/23
SHEET: 1 OF 2 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;

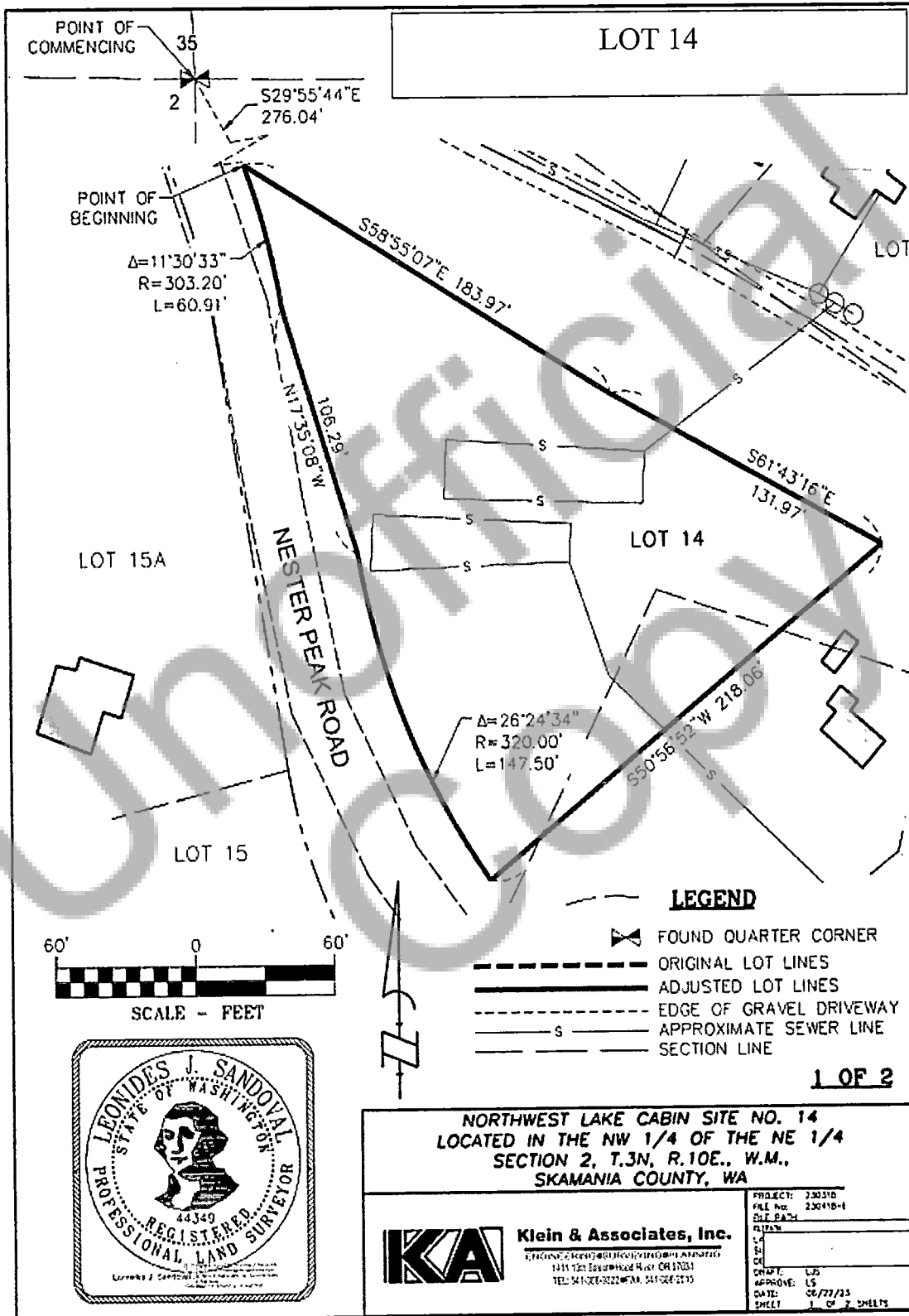
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°24'34" AN ARC DISTANCE OF 147.50 FEET TO A POINT;

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.



Part 1-- Road and Utility Easements

Lots 9B, 9C, 9E & 14



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.
- 44 A 10.00 foot wide road Right-of-Way easement on Lots 9, 9B and Tract 1, along the south Right-of-Way of Big Buck Creek Road to create a total Right-of-Way width of 60.00 feet.
- 45 A varied width easement in the vicinity of Big Buck Creek roadway bridge on Lots 4S, 9B and Tract 1, for the benefit of Skamania County to maintain the stream bed and banks.
- 46 A 5.00 foot wide road Right-of-Way easement on Lot 9B, along the south Right-of-Way of Big Buck Creek Road to create a total Right-of-Way width of 60.00 feet.
- 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.

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.: 03100200149200 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
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. 2024001298.