

Skamania County, WA  
Total: \$310.50  
DEED  
Pgs=8

2025-000527

04/16/2025 03:28 PM

Request of: CLARK COUNTY TITLE



**After recording, return to:**

Brynn R. Dahlquist  
13151 Fountain Park Drive #413C  
Playa Vista, CA 90094

**Send tax statements to:**

Brynn R. Dahlquist  
13151 Fountain Park Drive #413C  
Playa Vista, CA 90094

Skamania County

Real Estate Excise Tax

37701

APR 16 2025

Grantor: PACIFICORP, an Oregon corporation

Grantee: Brynn R. Dahlquist

Assessor's Property Tax Parcel: 03100200143400 *BM*

Short Legal Description: CABIN SITE #34 NORTHWESTERN LAKE

PAID

\$ 100.67

Skamania County Treasurer

*Matthew Monaghan Deputy*

**BARGAIN AND SALE DEED**

**PACIFICORP, an Oregon corporation**, ("Grantor"), for valuable consideration, bargains, sells, and conveys to Brynn R. Dahlquist, an unmarried person, ("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: January 27<sup>th</sup>, 2025.

PacifiCorp, an Oregon corporation

*Deanna Adams*

Deanna Adams

Director, Real Estate Transactions

**REPRESENTATIVE ACKNOWLEDGEMENT**

STATE OF WASHINGTON

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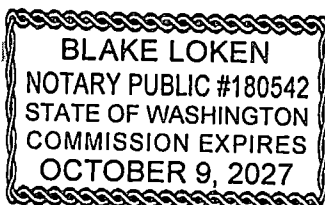
} ss

COUNTY OF CLARK

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This instrument was acknowledged before me on this 27<sup>th</sup> day of January 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 Description and Depiction of the Property**

**CABIN SITE 34/LOT 34**

**Parcel No 03100200143400**

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER 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 NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON;

THENCE SOUTH 88°43'37" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, 321.20 FEET TO THE NORTHWEST CORNER OF CABIN SITE 34 AS DEPICTED AND SHOWN ON AREA 2B OF THE DAVIS CONSULTING GROUP, INC. MAP PREPARED FOR PACIFICORP AND **THE POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 88°43'37" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, 134.19 FEET TO A POINT;

THENCE SOUTH 05°27'10" WEST, 149.41 FEET TO A POINT;

THENCE NORTH 87°14'39" WEST, 131.28 FEET TO A POINT;

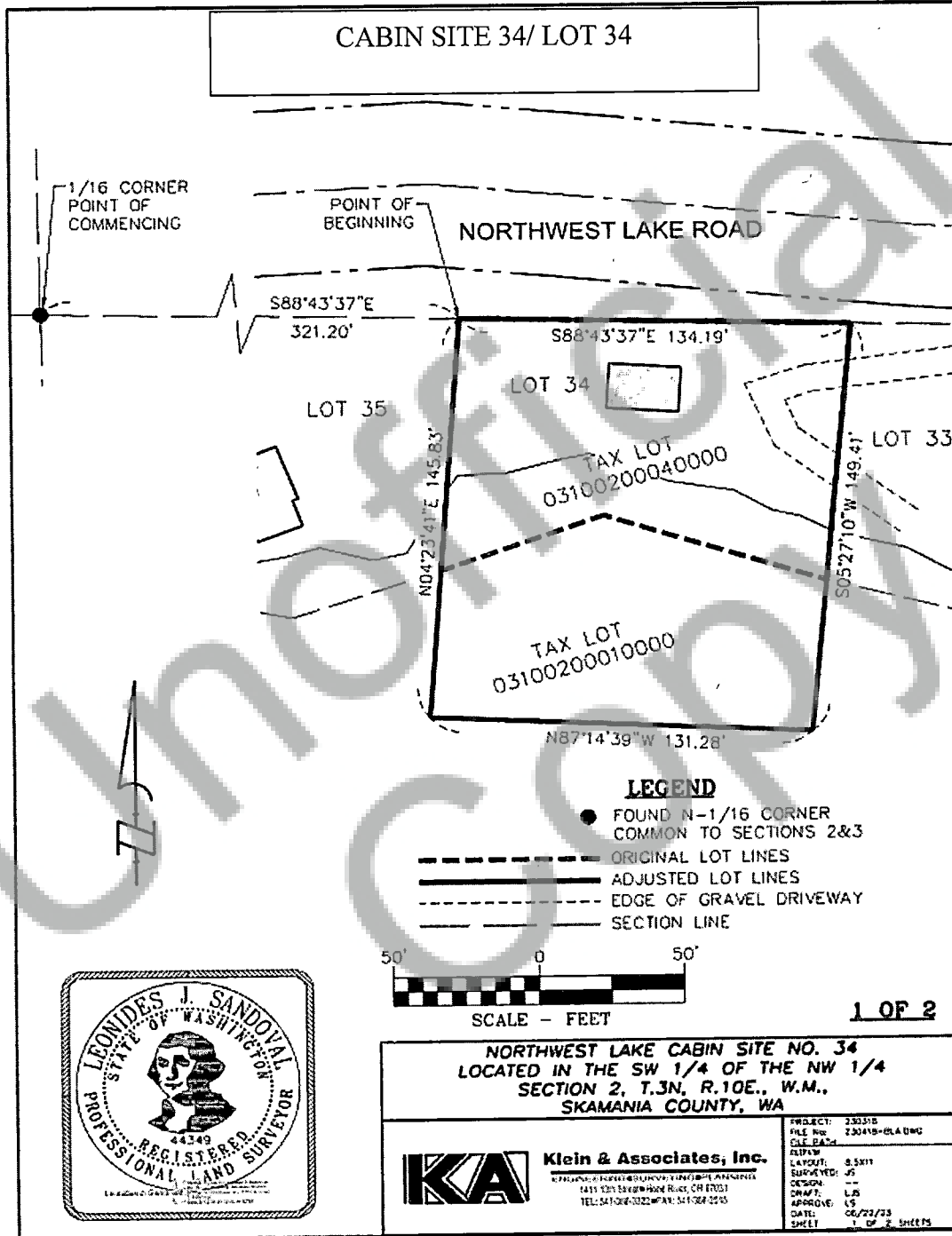
THENCE NORTH 04°23'41" EAST, 145.83 FEET TO **THE POINT OF BEGINNING**.

CONTAINING 19,566 SQUARE FEET MORE OR LESS.

Skamania County Assessor *one*

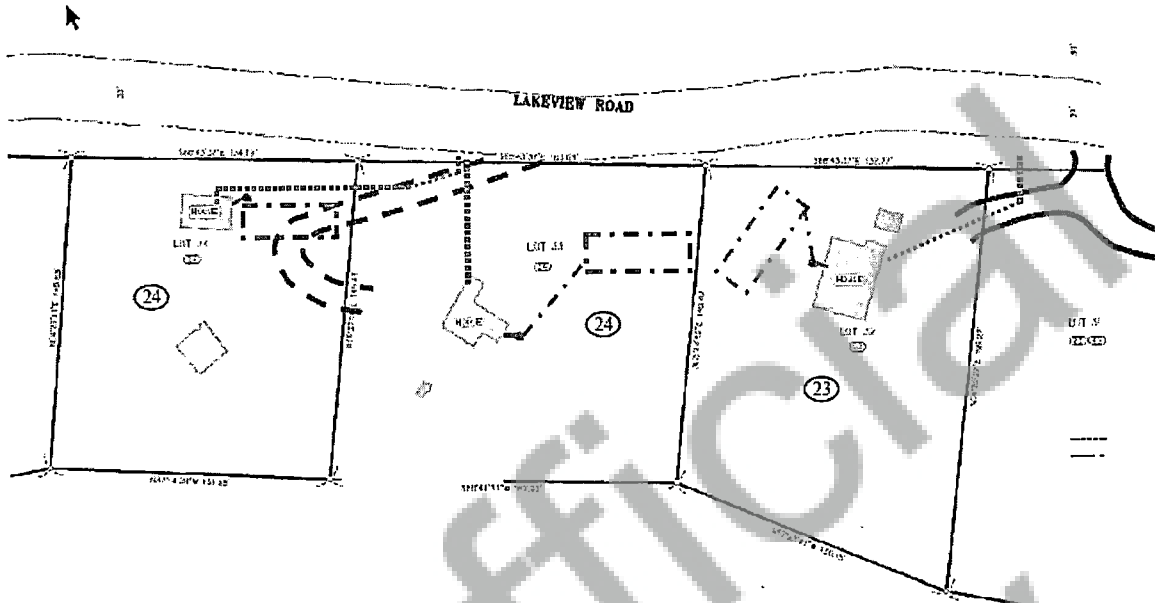
Date 4/16/25 Parcel # 03100200143400

# CABIN SITE 34/ LOT 34



## Attachment 2

### Part 1-- Road and Utility Easements Lots 32, 33, 34



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:

- 24 A 14.00 foot wide shared private access and utility easement over the existing access driveway located on Lots 33 and 34 to access Lake View Road. 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 33 and 34.

**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.: 03100200143400

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. BOUNDARY LINE ADJUSTMENT AND THE TERMS AND CONDITIONS  
THEREOF: AUDITOR'S FILE NOS.: 2022001516, 2024001299 AND 2024001303
21. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN  
INSTRUMENT;  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO.: 2024001719
22. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:  
REGARDING: TRAIL EASEMENT  
RECORDED: November 20, 2024  
AUDITOR'S FILE NO: 2024001720
23. 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.
24. 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.

25. 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.
26. 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.
27. 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.
28. LACK OF A RECORDED EASEMENT PROVIDING ACCESS TO THE LANDS HEREIN DESCRIBED FROM ANY PUBLIC ROAD.
29. TERMS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT CONCERNING THE LAND RECORDED UNDER AUDITOR'S FILE NO. 2024001301.