

WHEN RECORDED RETURN TO:

Diana Hartzell
7729 SE Carlton St.
Portland, OR 97206

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
31944
JUL - 6 2016

PAID \$1,336.10
Vicki Chetland, Treasurer
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)

Bill of Sale

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Michael & Virginia Oliver H/w

☐ Additional names on page _____ of document.

GRANTEE(S):

Diana Hartzell

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Cabin 43, Government Mineral Springs

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

96001043000000

Skamania County Assessor
Date 7-5-16 Parcel# 96001043000000
YM

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.

Company Name: _____

Signature/Title: _____

BILL of SALE
State of Washington, Skamania County

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND DOLLARS (\$127,000.00) we, Michael Oliver and Virginia Oliver, husband and wife ("Sellers"), of 3217 SW Arnold St., Portland, OR 97219, do hereby sell, transfer and convey unto Diana Hartzell ("Purchaser"), of 7729 SE Carlton St., Portland, OR 97206, the personal property and improvements identified below and known as a Forest Service cabin (the "Personal Property"). This Bill of Sale is intended to pass title to the Personal Property from Sellers to Purchaser. Said Personal Property is transferred to Purchaser herein in its "as-is-where-is" condition, and without any other representation or warranty of Sellers, expressed or implied.

PERSONAL PROPERTY DESCRIPTION

Cabin and improvements located on Lot 43, Government Mineral Springs Summer Home and Tract
--or--

NW 1/4 Section 31, T 5 N, R.7 E., Willamette Meridian, Skamania County, Washington (Tax parcel 96001043000000)

This document confirms an earlier, unnotarized, Bill of Sale (attached), dated and signed November 18, 2015. The date of transfer of ownership of the above property to the Purchaser remains effective November 18, 2015. The sole purpose for this document is to provide Purchaser with a notarized Bill of Sale to present to Skamania County Assessors office, along with Purchaser's payment, to satisfy Washington State's Real Estate Transfer Tax (REET).

DATED: June 14, 2016, 2016

Skamania County Assessor
Date 7-5-16 Parcel# 96001043000000
Jm

SELLERS:

Michael Oliver
Michael Oliver

Virginia Oliver
Virginia Oliver

NOTARY PUBLIC:

State of Oregon)

County of Multnomah)

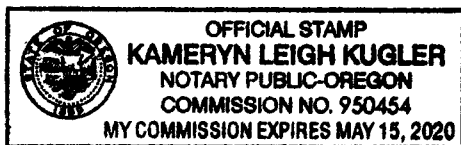
ss.

Dated: June 14th, 2016

I certify that I know or have satisfactory evidence that Michael Oliver and Virginia Oliver are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it as the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Notary Public

My appointment expires MAY 15, 2020.



BILL of SALE
State of Washington, Skamania County

We, Michael Oliver and Virginia Oliver, of Portland, Oregon ("Sellers"), for and in consideration of payment of the sum of One Hundred Twenty Seven Thousand dollars (\$127,000.00), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to Diana Hartzell ("Buyer") of Portland Oregon, and her heirs, executors, administrators, successors and assigns the following properties and assets:

1) Cabin 43, a recreation residence on National Forest System land that is situated in the Gifford Pinchot National Forest, Mount Adams Ranger District, and is subject to the terms and conditions of a US Department of Agriculture Forest Service Special Use Permit (SUP) for Recreational Residences (currently granted to Michael Oliver, Seller) through 12/31/2028. Current tax assessed value of the cabin and associated improvements--Conditionally accepted storage shed; Water transmission line; Septic system; Propane tank and propane (approximately 400 gallons); and Fire ring--is \$80,000.00.

The lot upon which Cabin 43 is situated is identified in the following two ways by the U.S. Department of Agriculture Forest Service:

a) Lot 43 of the Government Mineral Springs tract, a plat of which is on file in the office of the Forest Supervisor.

--OR--

b) NW 1/4 Sec 31, T. 5 N, R. 7 E., Willamette Meridian, Skamania County, Washington.
(Tax parcel 96001043000000)

...and by emergency responders and homeowners insurance providers it is identified as:

c) #43 Forest Service Road 5401, Carson, WA 98610.

2) The value of the SUP is \$40,000.00

3) Conveyed personal property including appliances, furnishings, fixtures, tools, and firewood are valued at \$7,000.00

The process by which Cabin 43 may change hands includes the following:

1. Payment of \$122,000.00 by teller's or cashier's check to the Sellers has been made today, completing a total payment of \$127,000.00 for the properties listed above. (\$5000.00 of the total \$127,000.00 was previously paid to Sellers by the Buyer, according to the Earnest Money Agreement signed by the Buyer and Sellers on October 31, 2015, and witnessed by Matthew Bibeau of Portland, OR.)
2. Buyer understands that use of Cabin 43 by the Buyer is dependent upon the decision of the USDA Forest Service to grant the Special Use Permit (SUP) required for use of the property. The SUP authorizes the cabin owner *"to occupy a recreation residence on National Forest System lands for personal, noncommercial recreational use on the Gifford Pinchot National Forest, Mt Adams Ranger District, subject to the terms and conditions of this permit and its appendices. This permit covers .5 acres, hereinafter referred to as 'the permit area'."*
3. The Sellers and Buyer agree to collaborate in completing the single-form application to the Forest Service for revocation of the SUP by the Sellers, and application for the SUP by the Buyer, and that this signed Bill of Sale must accompany the Forest Service application for the SUP. The Buyer understands that it may take the Forest Service more than 30 days to decide upon and process the SUP.
4. The Buyer agrees to establish ownership with the Skamania County assessor's office, and to make arrangements to transfer the personal property tax account for Cabin 43 from Sellers' names to hers within 30 days of the signature date on this Bill of Sale.

The undersigned Sellers affirm that the above information about these properties is true to the best of their knowledge, and accept the terms of this Bill of Sale.

The undersigned Buyer accepts the terms of this Bill of Sale and understands that the above listed properties are sold without guarantees or warranties, either expressed or implied, other than those named within.

Seller 1 name (print): MICHAEL OLIVER

Seller 2 name (print): VIRGINIA OLIVER

Street Address: 3217 SW ARNOLD ST.

City PORTLAND State OR Zip 97219

Phone # (503) 244-1334

Seller 1 signature: *Michael Oliver*

Date 11/18/15

Seller 2 signature: *Virginia Oliver*

Date 11-18-15

Buyer's name (print) Diana Hartzell

Street Address: 7729 SE Carlton St.

City Portland State OR Zip 97206

Phone # 503-775-8790

Buyer's signature *Diana Hartzell*

Date 11-18-2015

Witness name (print) _____

Witness signature _____