

When recorded return to:  
James N. Pedley  
415 Streeter Rd  
Silver Lake, WA 98645

**BILL OF SALE**

CLSG15

For and in consideration of **Ten Dollars and Other Valuable Consideration** the receipt of which is acknowledged

**Larry B Nichols, as his separate estate** , Drex Nichols, as his separate estate and Larry L. Nichols, as his separate estate ("Seller"), hereby sells, assigns, transfers and delivers to

**James N. Pedley and Neva J. Winter-Pedley, husband and wife**

("Buyer"), all of Seller's right, title and interest in and to all items of personal property (the "Personal Property") described in Exhibit A attached hereto and made a part hereof.

Said personal property is currently located at:

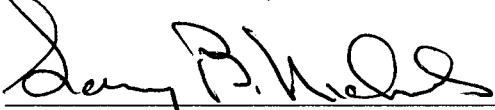

- ☒ See Exhibit B attached hereto and made a part hereof.
- ☒ Street address as follows:  
Cabin 92 Northwoods  
Cougar, WA 98616
- ☐ On the following described real property:

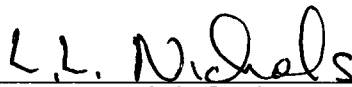
Abbreviated Legal: **Lot 92, Subdivision of NORTHWOODS**

Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances and adverse claims. Said Personal Property is otherwise transferred to Buyer herein in its "as-is-where-is" condition, and without any other representation or warranty of Seller, expressed or implied.

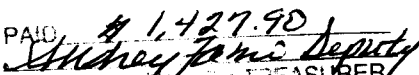
This Bill of Sale is intended to pass title to the Personal Property from Seller to Buyer irrespective of whether any of said Personal Property is correctly characterized as a fixture as a matter of law.

Dated: **December 15, 2016**

  
Larry B. Nichols  
  
Drex Nichols by Larry B. Nicholes,  
his attorney in fact

 PoA  
Larry L. Nichols by Larry B. Nichols,  
his attorney in fact

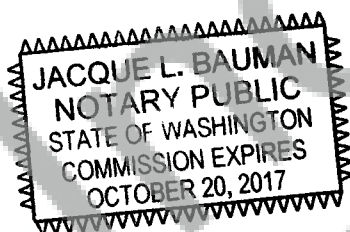
SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32331  
DEC 27 2016

PAID \$ 1,427.90  
  
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON       }  
COUNTY OF Clark       }ss

On this 23rd day of December, 2016, before me personally appeared Larry B. Nichols, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for Drex Nichols and Larry L. Nichols and acknowledged that he signed and sealed the same as his free and voluntary act and deed for himself and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Dated: 12/23/2016



*Jacquie L. Bauman*

Notary Public in and for the State of Washington  
Residing in Vancouver  
My appointment expires: 10/20/2017

**EXHIBIT A TO BILL OF SALE**

**PERSONAL PROPERTY**

**Cabin and any other personal property now located at:**

Lot 92, Northwoods, as more fully described on Exhibit 'B' attached hereto.


Unofficial  
Copy

**EXHIBIT B**

**A LEASEHOLD ESTATE FOR A TERM OF 50 YEARS ARISING OUT OF A LEASE BETWEEN WATER FRONT RECREATION, INC., A WASHINGTON CORPORATION, AS LESSOR AND JAMES C. BOWEN, JR. AND KATHY G. BOWEN AS LESSEE'S, DATED FEBRUARY 11, 1973. LESSEE'S INTEREST IN SAID UNRECORDED LEASE WAS ASSIGNED TO LARRY B. NICHOLS, AS HIS SEPARATE ESTATE, LARRY L. NICHOLS, AS HIS SEPARATE ESTATE AND DREX NICHOLS, AS HIS SEPARATE ESTATE BY UNRECORDED DEED DATED MARCH 3, 1998.**

**LOT 92, AS SHOWN ON THE PLAT AND SURVEY ENTITLED "RECORD OF SURVEY FOR WATERFRONT RECREATION, INC.", DATED MAY 14, 1971, ON FILE AND OF RECORD UNDER AUDITOR'S FILE NO. 73635, AT PAGE 306 OF BOOK "J" OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY, WASHINGTON.**

**TOGETHER WITH AN APPURTENANT EASEMENT AS ESTABLISHED IN WRITING ON SAID PLAT FOR THE JOINT USE OF THE AREAS SHOWN AS ROADWAYS ON THE PLAT.**

Skamania County Assessor  
Date 12-27-16 Parcel# 96000092  


Unofficial Copy