

When recorded return to:

Jeffrey N. Babikoff and Shawn M. Babikoff
~~Cabin #163 Northwoods~~ 15200 NE 181st Loop
~~Gougar, WA 98616~~ *Panish Prairie WA 98606*

Filed for record at the request of:

 **Fidelity National Title**

COMPANY OF WASHINGTON, INC.

3250 SE 164th Ave, Ste 201
Vancouver, WA 98683-9313

Escrow No.: 612855231

33848
**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**

MAY 20 2019

PAID *1611.50*

by deputy
SKAMANIA COUNTY TREASURER

BILL OF SALE

For and in consideration of One Hundred Five Thousand And No/100 Dollars (\$105,000.00) the receipt of which is acknowledged Brian M. Davidson and Erin K. Davidson, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to Jeffrey N. Babikoff and Shawn M. Babikoff, 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:
- ☒ On the following described real property:

SEE LEGAL EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

CABIN #163 NORTHWOODS

Tax Parcel Number(s): 96000163000000 *Im 5/20/19*

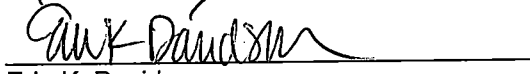
Seller warrants to Buyer that Seller has good title to the Personal Property; that Seller has the right and authority to sell, assign, transfer and deliver the Personal Property to Buyer; and that any interest of Seller in the Personal Property is free and clear of liens, security interests, encumbrances 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: May 17, 2019



Brian M. Davidson



Erin K. Davidson

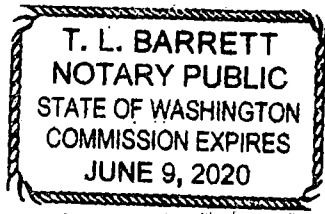
BILL OF SALE
(continued)


State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Brian M. Davidson and Erin K. Davidson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/17/19




T. L. Barrett
Notary Public in and for the State of Washington
Residing at: Vancouver
My appointment expires: June 9, 2020

Unofficial Copy

EXHIBIT "A" TO BILL OF SALE
Personal Property

Cabin and all personal property located thereon.

Unofficial
Copy

LEGAL DESCRIPTION TO BILL OF SALE

For APN/Parcel ID(s): 96000163000000

A LEASEHOLD ESTATE FOR A TERM OF 49 YEARS ARISING OUT OF A LEASE BETWEEN WATER FRONT RECREATION, INC., A WASHINGTON CORPORATION, AS LESSOR AND DEAN AND DEBORAH ARMSTRONG, AS LESSEE, DATED JULY 11, 1976, WHICH WAS RECORDED UNDER RECORDING NO. 82926, BOOK 5 PAGE 712, LESSEE'S INTEREST IN SAID LEASE WAS ASSIGNED TO BRIAN AND ERIN DAVIDSON UNDER AUDITOR'S FILE NO. 2013001702, ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 163 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 5-20-19 Parcel# 96000163000000
Jm