

Skamania County, WA
Total: \$106.50
BOS
Pgs=4

2020-000313

02/06/2020 01:55 PM

Request of: FIDELITY NATIONAL TITLE

00002609202000003130040045

When recorded return to:

Christopher Thomas Helmer and Kimari Anne Helmer
2428 46th Avenue NE
Olympia, WA 98506

Filed for record at the request of:



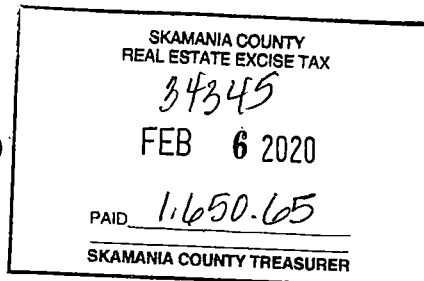
Fidelity National Title

COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100
Vancouver, WA 98683

Escrow No.: 612860453 *TB*

Title: *CL 15302*



BILL OF SALE

For and in consideration of One Hundred Twenty-One Thousand Nine Hundred And No/100 Dollars (\$121,900.00) the receipt of which is acknowledged Micheline Montano, as her separate estate ("Seller"), hereby sells, assigns, transfers and delivers to Christopher Thomas Helmer and Kimari Anne Helmer, 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 142, Subdivision of NORTHWOODS

Skamania County Assessor

Tax Parcel Number(s): 96000142000000

Date *2-6-20* Parcel# *96000142000000*
7m

Full legal on page 4

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: January 31, 2020

Micheline Montano

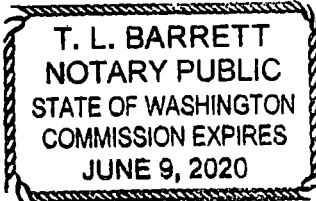
BILL OF SALE
(continued)

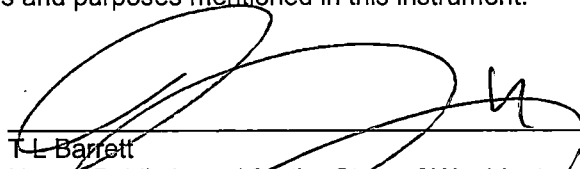
State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Micheline Montano is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/31/2020





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): 96000142000000

A LEASEHOLD ESTATE ARISING OUT OF A LEASE BETWEEN WATER FRONT RECREATION, INC., AS LESSOR AND CARLOS F. RAMIREZ AND GLORIA G. RAMIREZ, AS LESSEES, DATED SEPTEMBER 1, 1971, AS DISCLOSED BY RECORDED INSTRUMENT RECORDED IN BOOK 174 PAGE 456.

LESSEES' INTEREST IN SAID LEASE WAS ASSIGNED TO MICHELINE MONTANO BY INSTRUMENT RECORDED AUGUST 8, 2019 UNDER AUDITOR'S FILE NO. 2019-001413, ON THE FOLLOWING DESCRIBED PROPERTY:

LOT 142, AS SHOWN ON THE PLAT AND SURVEY ENTITLED "RECORD OF SURVEY FOR WATERFRONT RECREATION, INC.", DATED MAY 16, 1974, ON FILE AND OF RECORD UNDER AUDITOR'S FILE NO. 77523, AT PAGE 449 OF BOOK "J" OF MISCELLANEOUS RECORDS OF SKAMANIA COUNTY WASHINGTON.

Skamania County Assessor

Date 2-6-20 Parcel# 96000142000000
YM