

**When recorded return to:**  
Tracy Krueger and Alison Adams Kidwell  
6330 SW 90th Avenue  
Portland, OR 97223

Filed for record at the request of:



COMPANY OF WASHINGTON, INC.

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

Escrow No.: 612868555

## BILL OF SALE

For and in consideration of One Hundred Thirty-Two Thousand Five Hundred And No/100 Dollars (\$132,500.00) the receipt of which is acknowledged James N. Pedley and Neva J. Winter-Pedley, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to Tracy Krueger and Alison Adams Kidwell, 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.)

Lot 92, Subdivision of NORTHWOODS, MISCELLANEOUS RECORDS, J/306

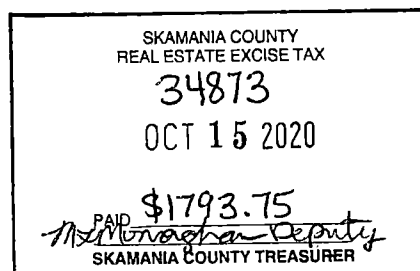
Tax Parcel Number(s): 96000092000000 *Im 10/15/2020*

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: October 13, 2020

*James N. Pedley*  
James N. Pedley  
*Neva J. Winter-Pedley*  
Neva J. Winter-Pedley

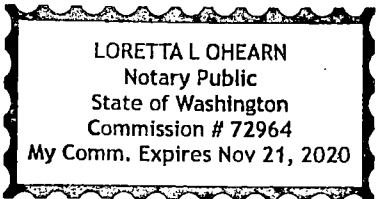


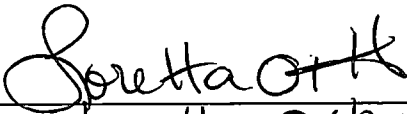
**BILL OF SALE**  
(continued)

State of Washington  
County of Clark

I certify that I know or have satisfactory evidence that James N. Pedley and Neva J. Winter-Pedley 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: 10.13.2020



  
Name: Loretta Ohearn  
Notary Public in and for the State of WA  
Residing at: Ridgely  
My appointment expires: 11/21/2020

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): 96000092000000

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. LESSEE'S INTEREST IN SAID UNRECORDED LEASE WAS ASSIGNED TO JAMES N. PEDLEY AND NEVA J. WINTER-PEDLEY, HUSBAND AND WIFE, BY DEED RECORDED DECEMBER 27, 2016, UNDER AUDITOR'S FILE NO. 2016002781. 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 10-15-20 Parcel# 96 0000 92 000 000

*JM*