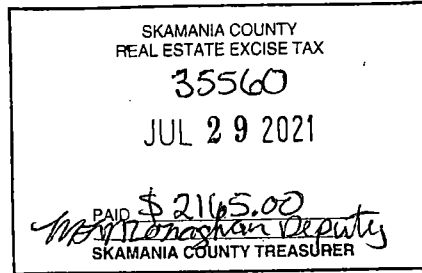




**When recorded return to:**  
Dick Melton and Pat Melton  
304 SW 4th Avenue  
Battle Ground, WA 98604



S21-0419KM/612876224

### BILL OF SALE

For and in consideration of One hundred sixty thousand and no/100 Dollars (\$160,000.00) the receipt of which is acknowledged by Todd Wayne Nydegger and Mark Anthony Lewis ("Seller"), hereby sells, assigns, transfers and delivers to Dick Melton and Pat Melton ("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 36 Northwoods, Cougar, WA 98616
- ☒ On the following described real property:

SEE LEGAL EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: Cabin 36 Northwoods

Tax Parcel Number(s): 96000036000000

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.

**BILL OF SALE**  
(continued)

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: July 26, 2021

Todd Wayne Nydegger  
Todd Wayne Nydegger

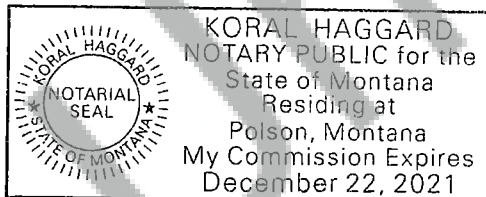
Mark Anthony Lewis  
Mark Anthony Lewis

State of Washington

County of Clark

I certify that I know or have satisfactory evidence that Todd Wayne Nydegger and Mark Anthony Lewis 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: July 28, 2021



Korall Haggard  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

**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): 96000036000000**

A leasehold estate arising out of a lease between Water Front Recreation, Inc., as Lessor, and Ames V. Gipe and Neomi A. Gipe, original Lessees, dated September 1, 1972. Lessee's interest in said lease has been assigned July 26, 2005 under Recording No. 2005158112, on the following described property:

Cabin 36, as shown on the Plat entitled Record of Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and of record under Auditor File No. 77523, at Page 449, 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 roadway on the Plat.

Subject to reservations by the United States of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at Page 23, of Book 52 of Deed, under Auditor File no. 62114, records of Skamania County as follows:

"... the provisions, reservations, conditions and limitations of Section 24, Federal Power Act of June 10, 1920, as amended... and the prior right of the United States, its licenses and permittees to use for power purposes that part within Power Project No. 2071, 2111 and 264."

Skamania County Assessor

Date 7/29/21 Parcel # 96000036