

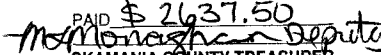


When recorded return to:
Scott Walter Snedeker
168 Northwoods
Cougar, WA 98616

Skamania County, WA
Total: \$205.50
BOS
Pgs=3
Request of: COLUMBIA GORGE TITLE
2023-000847
06/20/2023 10:05 AM

00016162202300008470030031

Filed for record at the request of:
 **Fidelity National Title**
COMPANY OF WASHINGTON, INC.
655 W. Columbia Way, Suite 200
Vancouver, WA 98660
Escrow No.: 612889948


SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
36709
JUN 20 2023
PAID \$ 2637.50

SKAMANIA COUNTY TREASURER

BILL OF SALE

For and in consideration of No Dollars And No/100 Dollars (\$0.00) the receipt of which is acknowledged Derek Larson and Tia Larson, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to Scott Walter Snedeker, an unmarried man ("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:

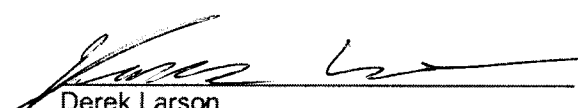
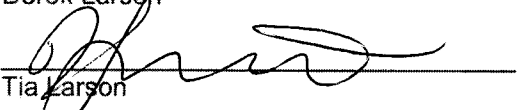
- ☐ See Exhibit B attached hereto and made a part hereof.
- ☒ Street Address as follows: 168 Northwoods, Cougar, WA 98616
- ☒ On the following described real property:

SEE LEGAL EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: (Required if full legal not inserted above.)
Cabin 168 NORTHWOODS
Tax Parcel Number(s): 96000168000000 

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: June 15, 2023


Derek Larson

Tia Larson
State of _____
County of _____

This record was acknowledged before me on 6/15/2023 by Derek Larson and Tia Larson.

(Signature of notary public)
Notary Public in and for the State of OR
My commission expires: 12/20/24


 OFFICIAL STAMP
LACIE MERIE NEWLAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1021081
MY COMMISSION EXPIRES JANUARY 20, 2026

EXHIBIT "A" TO BILL OF SALE
Personal Property

Cabin and any personal property included therein.

Unofficial
Copy

LEGAL DESCRIPTION TO BILL OF SALE

For APN/Parcel ID(s): 96000168000000

Cabin 168, 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 Deeds, 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 6/20/23

Parcel #

96000168

Unofficial Copy