

When recorded return to:  
Robert C. Phillips and Mary E. Phillips  
1058 9th Avenue  
Fox Island, WA 98333

Filed for record at the request of:



655 W. Columbia Way, Suite 200  
Vancouver, WA 98660

Escrow No.: 612890407

### BILL OF SALE

For and in consideration of Two Hundred Five Thousand Dollars And No/100 Dollars (\$205,000.00) the receipt of which is acknowledged Michael E. Dixon and Laura H. Sparks, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to **MARY PHILLIPS and ROBERT C. PHILLIPS\*\*** ("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. **\*\*a married couple**

Said personal property is currently located at:

- ☐ See Exhibit B attached hereto and made a part hereof.  
☒ Street Address as follows: 44 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 44 Northwoods

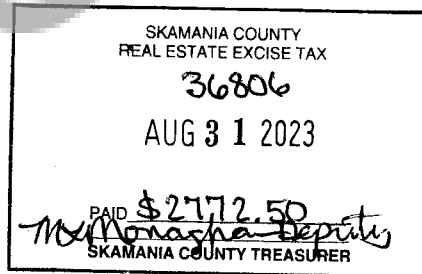
Tax Parcel Number(s): 96000044000000

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: 8/18/23

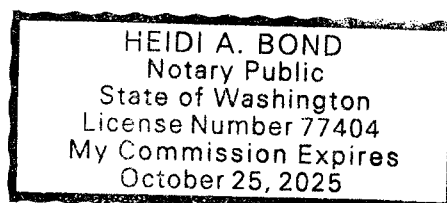
Michael E. Dixon  
  
Laura H. Sparks



State of Washington  
County of Clallam

This record was acknowledged before me on 8-18-23 by Michael E. Dixon and Laura H. Sparks.

(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 10/25/25



## LEGAL DESCRIPTION TO BILL OF SALE

**For APN/Parcel ID(s): 96000044000000**

Cabin 44, as shown on the Plat entitled Record of Survey for Water Front Recreation, Inc., as 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, at Page 23, of Book 52 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 Projects No. 2071, 2111 and 264."



Skamania County Assessor

Date 8/31/23 Parcel# 96000044000000

Unofficial Copy

**EXHIBIT "A" TO BILL OF SALE**  
Personal Property

Cabin and any personal property included therein.

Unofficial  
Copy