When recorded return to:

Charles Edward Ketola and Nicole Marie Ketola 9105 NW 21st Avenue Vancouver, WA 98665

Skamania County, WA Total:\$306.50 BOS Pgs=4

2024-000040

01/11/2024 09:40 AM

Request of: COLUMBIA GORGE TITLE



Filed for record at the request of:

Fidelity National Title

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

Escrow No.: 612892628

BILL OF SALE

For and in consideration of One Hundred Seventy-Five Thousand Dollars And No/100 Dollars (\$175,000.00) the receipt of which is acknowledged Kirk J. Locke and Suzi A. Locke, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to Charles Edward Ketola and Nicole Marie Ketola, 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:

\Box	See	Eyhibit !	attached	hereto and	made a	nart	hereof
	See.		o allached	nereto and	made a	Dail	HEI COL

Cabin #61 Northwoods, Cougar, WA 98616 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 61 NORTHWOODS

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.

> Skamania County Real Estate Excise Tax 37014 JAN 1 1 2024

PAID \$2367.50 My Mamania County Treasure

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: _ Kirk J. Logke

State of Washington County of Clark

This record was acknowledged before me on $1 \cdot 3 \cdot 3^{1/2}$

___ by Kirk J. Locke and Suzi A. Locke.

(Signature of notary public)
Notary Public in and for the State of

My commission expires: 2.9.35

KRISTIN HANEY NOTARY PUBLIC #9774 STATE OF WASHINGTON COMMISSION EXPIRES FEBRUARY 9, 2025

EXHIBIT "A" TO BILL OF SALE

Personal Property

Cabin and any personal property included therein.



LEGAL DESCRIPTION TO BILL OF SALE

For APN/Parcel ID(s): 96000061000000

Cabin 61, 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 Project No. 2071, 2111 and 264."

Skamania County Assessor

Date 1-11-24 Parcel# 960000 6100000