



00018758202400008020020024

Beth Gibbs & David Bamberger
6841 SE 50th Ave
Portland OR 97206

Skamania County
Real Estate Excise Tax

37232
JUN 27 2024

PAID 1,490.00
KJA Skamania County Treasurer
Deputy

Washington Bill of Sale of Property (Sold as-is)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, Natalie Karen Arndt, residing at PO Box 1585 Silverton, OR 97381, (hereinafter referred to as the "Seller"), FOR AND IN CONSIDERATION OF the payment of the sum of \$ 110,000.00 USD, which represents the mutually agreed upon purchase price between both the Seller and the Buyers, receipt of which payment is hereby acknowledged by Seller in the form of a certified cashier's check, DOES HEREBY SELL, ASSIGN AND TRANSFER to Beth Gibbs and David Bamberger, a married couple (hereinbefore and hereinafter referred to as "Buyers"), residing at 6841 SE 50th Ave Portland Oregon, 97306 respectively, his/their successors and assigns, the following described property located in the County of Skamania, State of Washington:

That certain recreational cabin located on Site #2 at US Forest Service Government Mineral Springs Summer Home tract in the Gifford Pinchot National Forest (which is situated in Sec. 31, T.S.N. R.7E, W.M. Skamania County, WA, Skamania County, having a Tax Parcel ID of #96001002000000) including all improvements located on the property (hereinafter referred to as the "Property"). *Jun 6/27/24*

Seller hereby affirms that the above information about the Property is accurate to the best of her knowledge, and by her signature below certifies that she is the lawful owner of the Property, transferred hereunder, with the ability to sell it as she sees fit. Seller warrants that the Property is free and clear of all mortgages, liens, security agreements, encumbrances, demands and charges of every kind whatsoever. Seller shall indemnify, defend and hold Buyer(s) harmless against such claims and demands.

THE DESCRIBED PROPERTY IS SOLD "AS-IS" WITHOUT ANY WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE CONDITION OF SUCH PROPERTY. BY ACCEPTING THIS BILL OF SALE, BUYERS REPRESENT THAT BUYERS HAVE PERSONALLY INSPECTED THE PROPERTY AND ACCEPT THE PROPERTY "AS-IS". Upon signing of this Bill of Sale, any known or unknown defects shall be the sole liability of Buyers. Buyers acknowledges this liability with their signatures below.

The transfer of the Property shall take effect immediately upon execution of this Bill of Sale by all parties.

Upon signing this Bill of Sale by all parties, the above-mentioned Property shall belong exclusively to Buyers, and Seller shall have no further responsibility for, liability towards or interest in, said Property.

Seller is entitled to a refund of all fees, assessments and dues, prorated from the date of sale to the next due date, to be paid in full by Buyers upon signing of this Bill of Sale by all parties.

Seller will surrender to Buyers, upon signing of this Bill of Sale by all parties, all keys to the Property and to the US Forest Service gate padlock.

The terms of this Bill of Sale shall bind and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

This Bill of Sale is construed and in accordance with and governed by the laws of the State of Washington.

This Bill of Sale shall be effective and considered final as to the transfer of all property listed in it upon the execution of the signatures by the parties shown below.

Skamania County Assessor

Date 6/27/24 Parcel# 96 001002000000
LM

IN WITNESS WHEREOF, the parties have executed this Bill of Sale on the 26th day
of June 2024.

Natalie Karen Arndt
Seller's Signature

Natalie Karen Arndt
Seller's Printed Name

DAVID BAMBERGER
Buyer's Signature

David Bamberger
Buyer's Printed Name

Beth Gibbs
Buyer's Signature

Beth Gibbs
Buyer's Printed Name

ACKNOWLEDGMENT

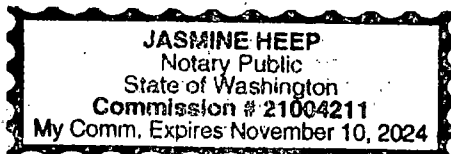
STATE OF Washington

: ss.

County of Clark)

I certify that I know or have satisfactory evidence that Natalie Karen Arndt is the person who
appeared before me, and said person acknowledged that she signed this instrument and acknowl-
edged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 26th day of June, 2024.



Jasmine Heep
Notary Public
My appointment expires: 11/10/2024