

When recorded return to:  
Shawn Edwin Cavagnaro and Stacy Simmons  
10135 SW 155th Avenue  
Beaverton, OR 97007

Skamania County, WA  
Total: \$306.50  
BOS  
Pgs=4  
Request of: COLUMBIA GORGE TITLE

2024-000907

07/11/2024 02:19 PM

00018890202400009070040044

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.: 612895109

**BILL OF SALE**

For and in consideration of One Hundred Eighty-Five Thousand Dollars And No/100 Dollars (\$185,000.00) the receipt of which is acknowledged Travis Martinek and Staci Martinek, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to Shawn Edwin Cavagnaro and Stacy Simmons, 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:

- ☐ See Exhibit B attached hereto and made a part hereof.
- ☒ Street Address as follows: Cabin 122 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 122 NORTHWOODS

Tax Parcel Number(s): 96000122000000

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

37265

JUL 11 2024

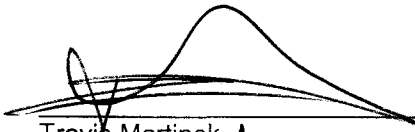
PAID \$ 2502.00


Skamania County Treasurer  


**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 6<sup>th</sup>, 2024

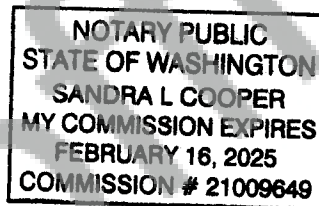
  
\_\_\_\_\_  
Travis Martinek

  
\_\_\_\_\_  
Staci Martinek

State of WA  
County of Lewis

This record was acknowledged before me on 7/6/2024 by Travis Martinek and Staci Martinek.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 2/16/2025



**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): 96000122000000**

Cabin 122, 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 7/11/24 Parcel# 96-000122  
