



When recorded return to:
Frederick William Gabbard
3262 NE 88th Avenue
Portland, OR 97220

Skamania County, WA **2025-000558**
Total:\$305.50
BOS 04/24/2025 03:51 PM
Pgs=3
Request of: COLUMBIA GORGE TITLE

00021031202500006580030031

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.: 612899156

BILL OF SALE

For and in consideration of One Hundred Forty-Four Thousand Five Hundred Dollars And No/100 Dollars (\$144,500.00) the receipt of which is acknowledged Sean Davis and Sherisse Davis, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to Frederick William Gabbard, Trustee of the Frederick Gabbard 2009 Family Trust ("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 # 131 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 131 NORTHWOODS
Tax Parcel Number(s): 96000131000000 *SW*

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: 4-18-2025

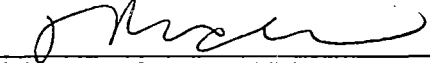

Sean Davis

Skamania County
Real Estate Excise Tax
37711
APR 24 2025


Sherisse Davis

PAID \$1955.75

Skamania County Treasurer

State of ~~Washington~~ ^{Oregon}
County of ~~Clark~~ ^{W. Multnomah}
This record was acknowledged before me on 4-18-2025 by Sean Davis and Sherisse Davis.


(Signature of notary public)
Notary Public in and for the State of Oregon
My commission expires: October 22, 2028


 OFFICIAL STAMP
JULIANNE RICHARDSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 1052896
MY COMMISSION EXPIRES OCTOBER 22, 2028

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): 96000131000000

Cabin 131, 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 *SW*

Date 4/24/25 Parcel# 96000131000000