

WHEN RECORDED MAIL TO:

Columbia Gorge Title
41 SW Russell Ave.
Stevenson, WA 98648
(509) 427-5681

Skamania County, WA **2025-001140**
Total:\$306.50
BOS 07/24/2025 03:11 PM
Pgs=4
Request of: COLUMBIA GORGE TITLE

00021860202500011400040042

DOCUMENT TITLE(S)

BILL OF SALE

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

George M. Kirkpatrick and Cindy L. Kirkpatrick, husband and wife

GRANTEE(S):

James Baldwin, an unmarried person and Kristin Baldwin, a married person as their separate estate and Julie Baldwin an unmarried person, as joint tenants with rights of survivorship

ABBREVIATED LEGAL DESCRIPTION:

Cabin 145 NORTHWOODS

Skamania County
Real Estate Excise Tax
37859
JUL 24 2025

TAX PARCEL NUMBER(S):

96-000145000000 *DW*

PAID \$5000.00
11/27/2025
Skamania County Treasurer
11/27/2025
Deputy

When recorded return to:
James Baldwin and Kristin Baldwin and Julie Baldwin
4811 NE 88th Street
Vancouver, WA 98665

BILL OF SALE

For and in consideration of

10 dollars and other valuable consideration

the receipt of which is acknowledged

George M. Kirkpatrick and Cindy L. Kirkpatrick, husband and wife

("Seller"), hereby sells, assigns, transfers and delivers to

James Baldwin, an unmarried person and Kristin Baldwin, a married person as their separate estate and Julie Baldwin an unmarried person, as joint tenants with rights of survivorship

("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:

XXX Vacant Land #145 Northwoods, Cougar, WA 98616

On the following described real property:

Abbreviated Legal: (Required if full legal not inserted above.)

Lot 145, Subdivision of NORTHWOODS

Tax Parcel Number(s): 96000145000000

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: July 23, 2025

George M. Kirkpatrick
George M. Kirkpatrick
Cindy L. Kirkpatrick
Cindy L. Kirkpatrick

STATE OF WASHINGTON }
County of *Craw* } SS.

This record was acknowledged before me on this *24th* day of July, 2025 by George M. Kirkpatrick and Cindy L. Kirkpatrick.

[Signature]
Notary Public for Washington
My commission expires: *8/9/27*

NOTARY PUBLIC
STATE OF WASHINGTON
KELSI JOCHIM
MY COMMISSION EXPIRES
AUGUST 09, 2027
COMMISSION # 182318

Unofficial Copy

EXHIBIT "A"

Cabin 145, 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 7/24/25 Parcel# 96 000145



Unofficial Copy