



When recorded return to:
Holly M. Erickson and Scott A. Erickson
4804 Dubois Drive
Vancouver, WA 98661

Filed for record at the request of:



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

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

38167

MAR 04 2026

PAID \$4392.50
Raymond Elkins
SKAMANIA COUNTY TREASURER

Escrow No.: 612904643

BILL OF SALE

For and in consideration of Three Hundred Twenty-Five Thousand Dollars And No/100 Dollars (\$325,000.00) the receipt of which is acknowledged Raymond Elkins, III and Nichole Elkins, husband and wife ("Seller"), hereby sells, assigns, transfers and delivers to Holly M. Erickson and Scott A. Erickson, a married couple ("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 41 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 41 NORTHWOODS

Tax Parcel Number(s): 96000041000000 *mw*

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.

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: February 26, 2026

Raymond E. Elkins III
Raymond Elkins, III

Nichole Elkins
Nichole Elkins

State of Oregon
County of Clackamas

This record was acknowledged before me on 2-26-2026 by Raymond Elkins, III and Nichole Elkins.

Jodi Reilly
(Signature of notary public)
Notary Public in and for the State of Oregon
My commission expires: Feb 5, 2028

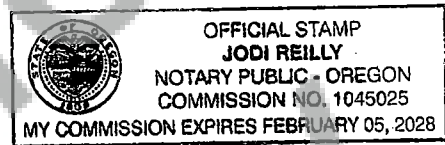


EXHIBIT "A" TO BILL OF SALE
Personal Property

Cabin and any personal property included therein.

Unofficial
Copy

LEGAL DESCRIPTION TO BILL OF SALE

For APN/Parcel ID(s): 96000041000000

Cabin 41, as shown on the Plat and Survey entitled Recorded for Survey for Water Front Recreation, Inc., dated May 16, 1974, on file and record under Auditors 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 in said plat, for the joint use of the area shown as roadways on the plat.

SUBJECT to reservation by the United States of America in approved selection list number 259 dated March 4, 1953, and recorded September 4, 1953, at Page 23 of Book 52 of Deeds, under Auditors 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 licensees and permittees to use for power purposes that part within Power Projects No. 2071, 2111, and 264."

Date Parcel#

Skamania County Assessor

Skamania County Assessor *mw*

Date *3/4/16* Parcel# *96000041000000*