

**BILL OF SALE**

BE IT KNOWN, that for good and valuable consideration, and upon payment to **RODNEY HOOVER, a single man** whose mailing address is 5612 S Mohawk Drive., Spokane, WA 99206 ("Seller"), of the sum of Four Hundred Fifty-Seven Thousand Dollars (\$457,000), paid by \_\_\_\_\_, whose mailing address is \_\_\_\_\_ ("Buyer"), to which Seller hereby accepts as payment in full for the below-described Personal Property, Seller does hereby grant, sell, assign transfer, convey, set over and deliver the following described "Personal Property" to Buyer effective as of \_\_\_\_\_, 2023:

All buildings, structures, improvements and fixtures of any kind which were the subject of that certain appraisal which established the above purchase price to be paid to Seller herein, and located on the following real property and on adjacent public trust land in Bonner County, Idaho, and legally described as follows:

**LOT 9, BLOCK 1 OF STATE SUBDIVISION - BEAR CREEK, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK 10 OF PLATS, PAGE 168, RECORDS OF BONNER COUNTY, IDAHO.**

whose street address is 390 Upper Bear Creek Bay Road, Coolin, ID 83821, excluding therefrom the specifically noted personal property listed on **Schedule A**, attached hereto and incorporated herein by this reference, provided such personal property was not included in the appraisal of the Personal Property. Furthermore, all personal belongings, freestanding appliances, and non-appurtenant items which are generally understood by normal real estate practices not to be included in a sale of real property shall be excluded from this Bill of Sale provided that such personal belongings, freestanding appliances, and non-appurtenant items were not included in the appraisal of the Personal Property; and, provided further that all such personal belongings, freestanding appliances, and non-appurtenant items are removed from the described real property prior to closing. However, any personal property, personal belongings, freestanding appliances, and non-appurtenant items remaining on said real property after the date of closing shall be included herein and transferred by this Bill of Sale, even if said personal property is identified on Schedule A, including, without limitation, all remaining furniture, furnishings, equipment, supplies, tools, and any other personal belongings.

Seller hereby sells and transfers the Personal Property to Buyer "AS IS".

The Personal Property is hereby sold and transferred to Buyer and to Buyer's successors and assigns forever.

Seller covenants and warrants that Seller has paid or shall pay when due any and all taxes, levies and assessments due, owing or accruing in or for the period of Seller's ownership of the Personal Property through the date of the closing, which shall be the date set forth in the opening paragraph above.

Seller hereby authorizes First American Title Company handling the closing to fill in the Buyer's name, mailing address, purchase price, and the effective date in the opening paragraph, which shall be the date of closing.

Seller hereby covenants with and warrants to Buyer, its successors and assigns, that Seller has good and marketable title to the Personal Property, full authority to sell and transfer the Personal Property, and that the Personal Property will be sold free and clear of all liens, encumbrances, liabilities and adverse claims of every nature and description whatsoever.



SELLER:

Rodney Hoover Date: 5/24/23  
RODNEY HOOVER

Date: \_\_\_\_\_

STATE OF Washington )

County of Spokane )

On this 24th day of May, 2023, before me a notary public in and for said state, personally appeared **RODNEY HOOVER**, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

(seal)



Amanda M. Allen  
Notary Public for State of: Washington  
Residing at: Spokane  
My Commission Expires: 02-19-2027

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me a notary public in and for said state, personally appeared \_\_\_\_\_, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

(seal)

Notary Public for State of: \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**SCHEDULE A TO BILL OF SALE**

*[All personal belongings, freestanding appliances, and non-appurtenant items which are generally understood by normal real estate practices not to be included in a sale of real property and that were not included in the appraisal do not need to be documented here.]*

**Washer and Dryer**  
**Four (4) Hanging Lights in Living Room**