



202604090024

04/09/2026 12:09 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Janus Victoria Innes
4308 Northeast 134th Street
Vancouver, WA 98686

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-1032

APR 09 2026

Amount Paid \$

4,605.00

Skagit Co. Treasurer

By

Deputy

BILL OF SALE

Land Title and Escrow (B)

For and in consideration of Ten Dollars and Other Good and Valuable Consideration the receipt of which is acknowledged Stephen L. Roselius and Paul B. Fadoul, a married couple ("Seller"), hereby sells, assigns, transfers and delivers to Janus Victoria Innes, an unmarried person ("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:
523 Kloshe Way, La Conner WA 98257

☒ On the following described real property:

Lot 523, SURVEY OF SHELTER BAY, DIVISION NO. 3, Tribal Allotted Lands of Swinomish Indian Reservation, as recorded in Volume 43 of Official Records, pages 839 through 842, under Recording No. 737014, and amendment thereto recorded in Volume 66 of Official Records, page 462, under Recording No. 753731, records of Skagit County, Washington.

Situated in Skagit County, Washington.

5100-003-523-0000/P129291/S3302020405

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: 04/07, 2026

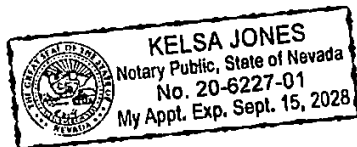
Stephen L. Roselius
Stephen L. Roselius

STATE OF Nevada
COUNTY OF Clark

This record was acknowledged before me on this 7th day of April, 2026, by
Stephen L. Roselius.

Kelsa Jones
Signature
Notary Public
Title

My commission expires: 9/15/2028



Paul B. Fadoul
Paul B. Fadoul

STATE OF Washington
COUNTY OF Clark

This record was acknowledged before me on this 7 day of April, 2026, by Paul B. Fadoul.

[Signature]
Signature
Notary Public
Title

My commission expires: 3/8/28

PETER DOUGLAS RODOCKER
Notary Public
State of Washington
Commission # 21009559
My Comm. Expires Mar 8, 2028