

BILL OF SALE

BE IT KNOWN, that for good and valuable consideration, and upon payment to Seller of the sum of Six Hundred Seven Thousand Dollars (\$607,000), which Seller hereby accepts as payment in full for the below-described Personal Property, by _____

_____ [individual/spouses], whose mailing address is _____ ("Buyer"), paid to ("Seller"), Edward E. Zimmer and Amy H. Zimmer, husband and wife, whose mailing address is 2244 North Longview Place, Boise, ID 83702, Seller does hereby grant, sell, assign transfer, convey, set over and deliver the following described "Personal Property" to Buyer effective as of _____, 2016:

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 upon any adjacent public trust land, if any, in Valley County, Idaho, and legally described as follows:

Lot 1, Block 2, State Subdivision - Cove Replat, Valley County, Idaho, as shown the plat recorded October 24, 2013, as Instrument No. 381368, in Book 13 of plats, page 6.

whose street address is 2103 Water Lily Lane, McCall, ID 83638, 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:

[Signature]
Edward E. Zimmer

Dated: 6/20/2016

[Signature]
Amy H. Zimmer

Dated: 6/20/2016

STATE OF Idaho)
County of Blaine)ss.

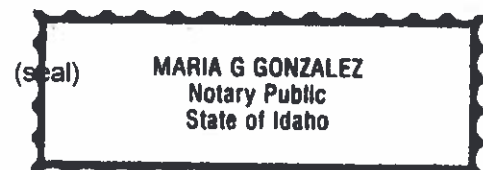
On this 20 day of June, 2016, before me a notary public in and for said state, personally appeared Edward E. Zimmer, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.



[Signature]
Notary Public for State of: Idaho
Residing at: Blaine, ID
My Commission Expires: March 31, 2017

STATE OF Idaho)
County of Blaine)ss.

On this 20 day of June, 2016, before me a notary public in and for said state, personally appeared Amy H. Zimmer, 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.



[Signature]
Notary Public for State of: Idaho
Residing at: Blaine, ID
My Commission Expires: March 31, 2017

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.]

N/A

Jacuzzi Hot Tub