

BILL OF SALE
(For Non-Commercial Real Estate Transactions Only)



1 Date: 03/18/2026

2
3 THAT I/We WHITEFISH POSTAL ANNEX (hereafter the "Seller"), for good and valuable
4 consideration paid by _____ (hereafter the "Buyer"), receipt of which is
5 hereby acknowledged, do bargain and sell to Buyer the following described personal property currently situated on the
6 real property described as 6475 Us Highway 93 S, 6479 U.S. 93 S, 55, WHITEFISH, MT 59937

7 ITEM#1: BUSINESS FOR SALE ONLY: NO REAL PROPERTY TRANSFERS WITH THE SALE.

8 ITEM #2: SEE ALL ATTACHED ITEMS/EXHIBITS WITH ITEMS INCLUDED FOR SALE.

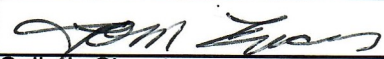
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20 ☒ SEE EXHIBIT "A" ATTACHED HERETO (if box checked)

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22 The undersigned covenants that they are the lawful owners of the above described personal property; that it is free of
23 mortgages, security interests, liens and all other encumbrances; that they have the right to sell said personal property
24 and that they will warrant and defend that right against the claims of all persons.

25
26 Seller expressly disclaims all other warranties including, but not limited to, those of merchantability or fitness for a
27 particular purpose. Buyer acknowledges that the personal property is being conveyed in "as is" condition.

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29 This Bill of Sale shall be effective as of close of escrow on the real property described herein.

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31 Agreed this 18 day of MARCH 2026.

	<u>3-18-26</u>
Seller's Signature	Date

Seller's Signature	Date

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39 Buyer's acknowledgement of personal property inventory:

Buyer's Signature	Date

Buyer's Signature	Date

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41
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44
45
NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except
Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.

BUSINESS OPPORTUNITY STATEMENT OF DISCLAIMER



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- Buyer is advised to make their own, independent investigation, including a professional inspection report, review and/or approval by financial counsel and/or legal counsel as it pertains to the purchase of any business opportunity.
- Seller believes that the included information is deemed reliable, but Seller does not guarantee its validity in regard to analyzing financial information for Buyer's personal and/or business purposes.
- Neither Seller nor Seller's agents (including Seller's real estate agents) warrant the validity and potential of future business performance or growth.
- All Buyers must assess their own talents and capabilities in managing, marketing and controlling a business entity.
- Buyers are advised to confirm all measurements and verify all financial figures.

Buyer's Signature Date

Buyer's Signature Date

Sam Evans 3-18-26

Seller's Signature Date

Seller's Signature Date

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.