

AFTER RECORDING MAIL TO:

**LAMPLIGHT CAPITAL
& ASSET MANAGEMENT, LLC**
Attention: James W. Goodchild,
Managing Member
10375 Richmond Ave., Suite 1010
Houston, TX 77042

**SKAMANIA COUNTY
REAL ESTATE EXCISE TAX**
31440
AUG 25 2015

PAID, \$ 23,720.00
Andrew Mann Deputy
SKAMANIA COUNTY TREASURER

150549
Document Title(s): (or transactions contained herein)

BARGAIN AND SALE DEED

Reference Number(s) of Documents assigned or released:

Grantor(s): (Last name first, then first name and initials)

RBC REAL ESTATE FINANCE, INC., a Delaware corporation

Grantee(s): (Last name first, then first name and initials)

LAMPLIGHT CAPITAL & ASSET MANAGEMENT, LLC, a Texas limited liability company

Abbreviated Legal Description as follows: Skamania County Assessor
Date 8-25-15 Parcel# See below
Jm

Lot(s) 1 of IMAN LOOP SHORT PLAT; Lots(s) 1, 2 & 3 of MORNING WOOD SHORT PLAT; Lot(s) 1, 2 & 3 of OSPREY RIDGE SHORT PLAT

Assessor's Property Tax Parcel/Account Number(s): 03073544080000; 03073544080300; 03073544080800; 03073544080900; 03073544080400; 03073544080500; 03073544080600

I AM REQUESTING AN EMERGENCY NONSTANDARD RECORDING FOR AN ADDITIONAL FEE AS PROVIDED IN RCW 36.18.010. I UNDERSTAND THAT THE RECORDING PROCESSING REQUIREMENTS MAY COVER UP OR OTHERWISE OBSCURE SOME PART OF THE TEXT OR THE ORIGINAL DOCUMENT.



BARGAIN AND SALE DEED

[CAM Development, Inc.]

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RBC REAL ESTATE FINANCE, INC., a Delaware corporation, whose address is 10375 Richmond Ave., Suite 1010, Houston, TX 77042, does hereby BARGAINS, SELLS AND CONVEYS to LAMPLIGHT CAPITAL & ASSET MANAGEMENT, LLC, a Texas limited liability company, all of that certain real property in the County of Pierce, State of Washington, as more particularly described in Exhibit A attached hereto and made a part hereof, and all improvements thereon, and including without limitation, all of grantor's right, title and interest, if any, as "**Declarant**" under all covenants, conditions and restrictions now or at any time hereafter encumbering the Property or any portion thereof (the "Property").


THIS PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO PERMITTED EXCEPTIONS SET FORTH IN EXHIBIT "B", AND ALL RIGHTS, RESTRICTIONS, EASEMENTS, INTERESTS AND ESTATES CREATED OR SUFFERED BY PARTIES OTHER THAN GRANTOR.

[Signature Page To Follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 10th day of July, 2015.

“GRANTOR”

RBC REAL ESTATE FINANCE, INC., a
Delaware corporation

By: 
Name: James Jean Jr.
Title: President

By: _____
Name: _____
Title: _____

Unofficial Copy

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed
on this 10th day of July, 2015.

“GRANTOR”

**RBC REAL ESTATE FINANCE, INC., a
Delaware corporation**

By: *Leslie P. Vowell*
Name: Leslie P. Vowell
Title: Attorney-in-Fact

By: *Karen Markman*
Name: July 8, 2015
Title:

**KAREN MARKMAN
Notary Public, State of New York
No. 01MA6320771
Qualified in Kings County
Commission Expires March 9, 2019**

Unofficial Copy

Signature Page

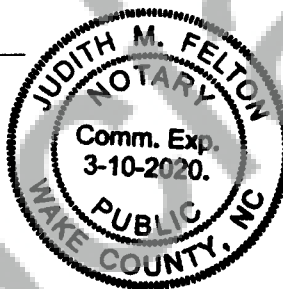
North Carolina)
Wake County)

This 10 day of July, 2015, personally came before me,
Judith M Felton, Notary for said County and State,
James Team, who, being by me duly sworn, says that he/she is
President of the ABC Real Estate Franchise, Inc. a corporation, and that the seal
affixed to the foregoing instrument in writing is the corporate seal of said company, and that
said writing was signed and sealed by hem/her in behalf of said corporation by its authority
duly given. And the said President acknowledged the said writing to be the
act and deed of said corporation.

Witness my hand and official seal, this 10 day of July, 2015.

Judith M Felton (Official Signature of Notary)
Judith M Felton (Notary's printed or typed name)
Notary Public
My Commission Expires: 3/10/2020

(Official Seal)



North Carolina)
_____ County)

This ____ day of _____, 20____, personally came before me,
_____, Notary for said County and State,
_____, who, being by me duly sworn, says that he/she is
_____ of the _____, a corporation, and that the seal
affixed to the foregoing instrument in writing is the corporate seal of said company, and that
said writing was signed and sealed by hem/her in behalf of said corporation by its authority
duly given. And the said _____ acknowledged the said writing to be the
act and deed of said corporation.

Witness my hand and official seal, this ____ day of _____, 20____.

(Official Signature of Notary)
(Notary's printed or typed name)
Notary Public
My Commission Expires: _____

(Official Seal)

Notary Acknowledgment

New York

~~North Carolina~~

Kings

County

This 8 day of July, 2015, personally came before me,
Karen Markman, Notary for said County and State,
Leslie P. Howell, who, being by me duly sworn, says that he/she is
Attorney-in-Fact of the PBC Real Estate Finance, Inc., a corporation, and that the seal
affixed to the foregoing instrument in writing is the corporate seal of said company, and that
said writing was signed and sealed by hem/her in behalf of said corporation by its authority
duly given. And the said Attorney-in-Fact acknowledged the said writing to be the
act and deed of said corporation.

Witness my hand and official seal, this 8 day of July, 2015.

KAREN MARKMAN

Notary Public, State of New York

No. 01MA6320771

Qualified in Kings County

Commission Expires March 9, 2019

(Official Signature of Notary)

(Notary's printed or typed name)

Notary Public

My Commission Expires: _____

(Official Seal)

North Carolina

County

This 8 day of July, 2015, personally came before me,
_____, Notary for said County and State,
_____, who, being by me duly sworn, says that he/she is
_____ of the _____, a corporation, and that the seal
affixed to the foregoing instrument in writing is the corporate seal of said company, and that
said writing was signed and sealed by hem/her in behalf of said corporation by its authority
duly given. And the said _____ acknowledged the said writing to be the
act and deed of said corporation.

Witness my hand and official seal, this 8 day of July, 2015.

KAREN MARKMAN

Notary Public, State of New York

No. 01MA6320771

Qualified in Kings County

Commission Expires March 9, 2019

(Official Signature of Notary)

(Notary's printed or typed name)

Notary Public

My Commission Expires: _____

(Official Seal)

Notary Acknowledgment

Exhibit A to Bargain and Sale Deed

Legal Description

40 Lots, Hidden Ridge, Morning Wood, Osprey, Skamania County, WA

PARCEL I

A tract of land in the Southeast quarter of Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the IMAN LOOP SHORT PLAT, recorded in Auditor's File No. 2006160461, Skamania County Records.

Skamania County Assessor
Date 8-25-15 Parcel# 03-07-35-4-4-0800-00
JM

PARCEL II

A tract of land in Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lots 1, 2, & 3 of the MORNING WOOD SHORT PLAT, recorded in Auditor's File No. 2005159291, Skamania County Records.

Skamania County Assessor
Date 8-25-15 Parcel# 03-07-35-4-4-0803-00
03-07-35-4-4-0808-00
03-07-35-4-4-0809-00 JM

PARCEL III

A tract of land in Section 35, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lots 1, 2, & 3 of the OSPREY RIDGE SHORT PLAT, recorded in Auditor's File No. 2005159290, Skamania County Records.

Skamania County Assessor
Date 8-25-15 Parcel# 03-07-35-4-4-0804-00
03-07-35-4-4-0805-00
03-07-35-4-4-0806-00
JM

**Exhibit B to Bargain and Sale Deed
Permitted Exceptions**

Any and all matters of record.

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Exhibit B

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