

WHEN RECORDED RETURN TO:

Mike Eggleston
1803 Springfield Place NE
Olympia, WA 98506

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

32188
OCT 31 2016

PAID 1152-50
Cg Deputy
SKAMANIA COUNTY TREASURER

Grantor: Lamplight Capital & Asset Management, LLC
Grantee: Mike Eggleston and Suzi Eggleston, husband and wife
Abbreviated Legal Description: Lot 2 Morning Wood Short Plat
Additional Legal Description on Exhibit A
Assessor's Tax Parcel Number: 03-07-35-4-4-0808-00

BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAMPLIGHT CAPITAL & ASSET MANAGEMENT, LLC, a Texas limited liability company ("Grantor"), does hereby BARGAINS, SELLS AND CONVEYS to MIKE EGGLESTON and SUZI EGGLESTON, husband and wife ("Grantee"), all of that certain real property in the County of Skamania, State of Washington, as more particularly described in Exhibit A attached hereto and made a part hereof, and all improvements thereon (the "Property").

This Property is conveyed to Grantee subject to all applicable zoning and building ordinances, liens, encumbrances, easements, covenants, conditions and restrictions of record, and any matters as would be disclosed by a survey or physical inspection of the Property, and the rights, restrictions, easements, interests and estates created or suffered or parties other than Grantor.

[Signature Page To Follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 31 day of OCT., 2016.

"GRANTOR"

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

By: Chad E Botkin
Name: CHAD E. BOTKIN
Title: PRESIDENT - REAL ESTATE

STATE OF Texas)
COUNTY OF Harris) ss.

On October 24, 2016, before me, Christina L. Jukes, Notary Public, personally appeared Chad E. Botkin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary Public

Christina L. Jukes



Exhibit A

Legal Description

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:

LOT 2 OF THE MORNING WOOD SHORT PLAT, RECORDED IN AUDITOR FILE NO. 2005159291, SKAMANIA COUNTY RECORDS.

Skamania County Assessor
Date 10-31-16 Parcel# 3-7-35-4-4-808
(Signature)