


WHEN RECORDED RETURN TO:

Michael Sullivan
23019 NE 34th Circle
Camas, WA 98607

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
32189
OCT 31 2016

PAID 1382.00
cy deputy
SKAMANIA COUNTY TREASURER

Grantor: Lamplight Capital & Asset Management, LLC
Grantee: Michael Sullivan and Tamara Sullivan, husband and wife
Abbreviated Legal Description: Lot 3 Osprey Ridge S/P #2005159290
Additional Legal Description on Exhibit A
Assessor's Tax Parcel Number: 03-07-35-4-4-0806-00 

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 MICHAEL SULLIVAN and TAMARA SULLIVAN, 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 October, 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

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ss.

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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.

Christina L. Jukes
Notary Public



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 3 OF THE OSPREY RIDGE SHORT PLAT NO. 1, RECORDED IN AUDITOR FILE NO. 2005159290, SKAMANIA COUNTY RECORDS.

Skamania County Assessor
Date 10-31-16 Parcel 3-7-35-4-K-800
(Signature)