

WHEN RECORDED RETURN TO:

Sergey Pomogaev
Emma Pomogaeva
#55 12449 191st Street
Pitt Meadows
BC Canada, V3Y 2R4

Grantor: Lamplight Capital & Asset Management, LLC
Grantee: Sergey Pomogaev and Emma Pomogaeva, husband and wife
Abbreviated Legal Description: Lot 31 Hidden Ridge Subdivision AFN 2018000254
Additional Legal Description on Exhibit A
Assessor's Tax Parcel Number: 03-07-35-4-4-1031-00

Skamania County Assessor
Date 6-13-18 Parcel# 03073544103106
ym
Portion of 03073544080000
ym

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 SERGEY POMOGEV and EMMA POMOGEVA, 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.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33297

JUN 13 2018

[Signature Page To Follow]

PAID *81,229.00*
Michelle Tokini Deputy
SKAMANIA COUNTY TREASURER

24th IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this day of May, 2018.

“GRANTOR”

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

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

STATE OF TEXAS)
)
COUNTY OF Harris) SS.

On May 24, 2018 before me, Christina L. Juckes Notary Public, personally appeared Chad 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. Juckes
Notary Public

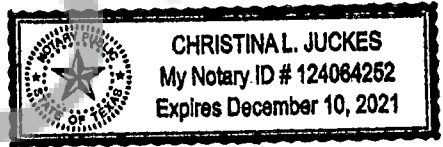


Exhibit A

Legal Description

Lot 31 of HIDDEN RIDGE SUBDIVISION, according to the recorded plat thereof, recorded in Auditor's File Number 2018000254, in the County of Skamania, State of Washington.

Skamania County Assessor
Date 6-13-18 Parcel# 03073544103100
2m
Portion of 03073544080000

Unofficial Copy