

WHEN RECORDED RETURN TO:

The Braaten Simpson Trust
1157 SE 89th Avenue
Portland, Oregon 97216

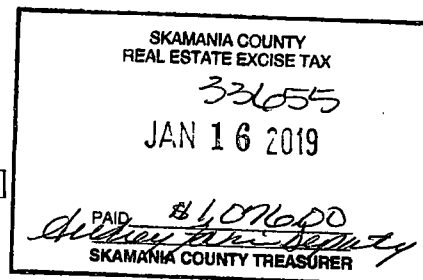
Grantor: Lamplight Capital & Asset Management, LLC
Grantee: Tammy J. Braaten and Kathryn J. Simpson, Co-Trustees of The Braaten Simpson
Trust dated August 28, 2014
Abbreviated Legal Description: Lot 5 Hidden Ridge
Additional Legal Description on Exhibit A
Assessor's Tax Parcel Number: 03-07-35-4-4-1005-00

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 Tammy J. Braaten and Kathryn J. Simpson, Co-Trustees of The Braaten Simpson Trust dated August 28, 2014 ("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 14 day of January, 2019.

"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 Fort Bend) ss.

On 01-14, 2019 before me, _____, Notary Public, personally appeared Chad Eric 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.

Nida Ali Mirza
Notary Public

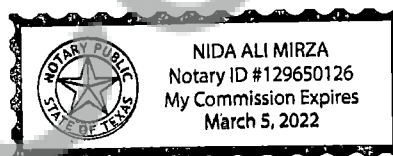


Exhibit A

Legal Description

Lot 5 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 11-6-19 Parcel # 3-7-35-4-4-1005

(Signature)

Unofficial Copy