



WHEN RECORDED RETURN TO:

Michael K. Beaudoin  
and Gina M. Beaudoin  
2556 48th St.  
Washougal, Washington 98671

Grantor: Lamplight Capital & Asset Management, LLC  
Grantee: Michael K. Beaudoin and Gina M. Beaudoin, husband and wife  
Abbreviated Legal Description: Lot 23 Hidden Ridge Subdivision AF#2018000254  
Additional Legal Description on Exhibit A  
Assessor's Tax Parcel Number: 03-07-35-4-4-1023-00

### BARGAIN AND SALE DEED

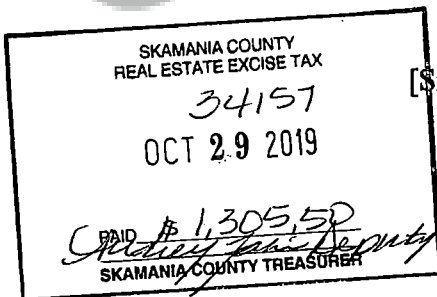
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LAMPLIGHT CAPITAL & ASSET MANAGEMENT, LLC, a Texas limited liability company ("Grantor"), does hereby BARGAIN, SELL AND CONVEY to Michael K. Beaudoin and Gina M. Beaudoin, husband and wife ("Grantees"), all of that certain real property 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 Grantees 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 Assessor

Date 10-29-19 Parcel# 03073544102300

YM



[Signature Page To Follow]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 28 day of OCTOBER, 2019.

**"GRANTOR"**

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

By: [Signature]  
Name: CHAD E. BOTKIN  
Title: PRESIDENT - R&M B&S

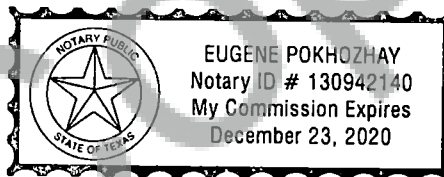
STATE OF TEXAS )  
COUNTY OF Fort-Bend ) SS.

On Oct. 28<sup>th</sup>, 2019 before me, Eugene Pokhozhay 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.

[Signature]  
Notary Public



**Exhibit A**

Legal Description

Lot 23 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 10-29-19 Parcel# 03073544102300  
YM