

Skamania County, WA
Total: \$105.50
DEED
Pgs=3

2020-000270

02/03/2020 01:38 PM

Request of: COLUMBIA GORGE TITLE



WHEN RECORDED RETURN TO:

Brian McKenzie
Ashleigh McKenzie
PO Box 273
North Bonneville, WA 98639

Grantor: Lamplight Capital & Asset Management, LLC
Grantees: Brian McKenzie and Ashleigh McKenzie, husband and wife
Abbreviated Legal Description: Lot 4 Hidden Ridge Subdivision AF#2018000254
Additional Legal Description on Exhibit A
Assessor's Tax Parcel Number: 03-07-35-4-4-1004-00 *2/3/20*

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 Brian McKenzie and Ashleigh McKenzie, 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 REAL ESTATE EXCISE TAX	
<i>34333</i>	
FEB - 3 2020	[Signature Page To Follow]
PAID <i>\$1,017.50</i>	
<i>[Signature]</i> SKAMANIA COUNTY TREASURER	

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 31 day of Jan, 2020.

"GRANTOR"

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

By: [Signature]
Name: CHAD E. BOTKIN
Title: PRESIDENT - Perm Estate

STATE OF TEXAS

COUNTY OF Fort Bend)
) ss.

On January 31st, 2020 before me, [Signature] 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.

[Signature]
Notary Public

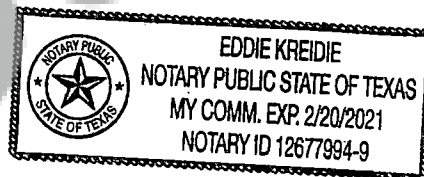


Exhibit A

Legal Description

Lot 4 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 2-3-20 Parcel# 030735 44100400
2M

Unofficial
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