

WHEN RECORDED RETURN TO:

Eric R. McCurdy
Anna K. Bires
237 41st Court #1
Washougal, WA 98671

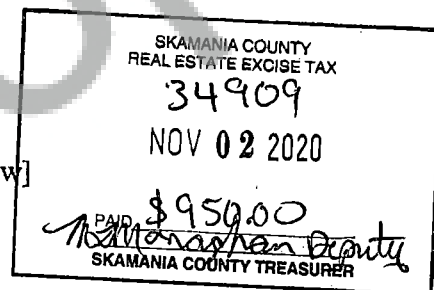
Grantor: Lamplight Capital & Asset Management, LLC
Grantee: Eric R. McCurdy and Anna K. Bires
Abbreviated Legal Description: Lot 33 Hidden Ridge Subdivision AF#2018000254
Additional Legal Description on Exhibit A
Assessor's Tax Parcel Number: 03-07-35-4-4-1033-00 *LM 11/2/2020*

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 ERIC R. MCCURDY and ANNA K. BIRES, husband and wife (collectively, "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 29th day of October, 2020.

"GRANTOR"

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

By: [Signature]
Name: DANIEL B. REID
Title: PRESIDENT - Asset Mgmt.

STATE OF TEXAS)
COUNTY OF Norris) ss.

On October 29th, 2020 before me, Tiffany Weber, Notary Public, personally appeared Daniel B. Reid, 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

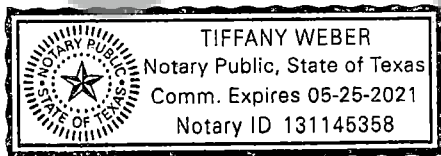


Exhibit A

Legal Description

Lot 33 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: 11-2-20 Parcel# 030735-441033 00
ym