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

2020-003474

12/10/2020 01:16 PM

Request of: COLUMBIA GORGE TITLE

00006399202000034740030030

WHEN RECORDED RETURN TO:

Ivan I. Kalachik Christina E. Kalachik 4805 NE 124th Court Vancouver WA 98682

Grantor:

Lamplight Capital & Asset Management, LLC

Grantee:

Ivan I. Kalachik and Christina E. Kalachik

Abbreviated Legal Description: Lot 13 Hidden Ridge Subdivision AF#2018000254

Additional Legal Description on Exhibit A Pa 3

Assessor's Tax Parcel Number: 03-07-35-4-4-1013-00 YM 12/10/2020

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 IVAN I. KALACHIK and CHRISTINA E. KALACHIK, 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]

SKAMANIA COUNTY REAL ESTATE EXCISE TAX 34993 DEC 1 0 2020

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this day of 100, 2020.

"GRANTOR"

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

Name: Chap Botkin Title: Presport - Arm Estate

COUNTY OF for the

On 2/5, 2020 before me, 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.

Notary Public

Exhibit A

Legal Description

Lot 13 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 12-10-20 Parcel # 030735 44101300

JW (