



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 *pg 3*
Assessor's Tax Parcel Number: 03-07-35-4-4-1013-00 *YML 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]

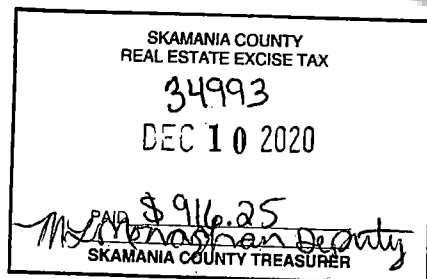


Exhibit A

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# 03073544101300

JWL