

**When recorded return to:**  
Eric Klopman and Tiffany Klopman  
40910 SE 30th Street  
Washougal, WA 98671

Skamania County, WA  
Total: \$206.50  
DEED  
Pgs=4

**2022-001495**

07/21/2022 01:35 PM

Request of: CLARK COUNTY TITLE



00013728202200014950040040

Filed for record at the request of:

**Fidelity National Title**

COMPANY OF WASHINGTON, INC.

1499 SE Tech Center Place, Suite 100  
Vancouver, WA 98683

Escrow No.: 612885589

Skamania County  
Real Estate Excise Tax

36216  
**'JUL 21 2022**

PAID \$15,234.62  
Skamania County Treasurer  
*Audrey Farn Deputy*

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark Allen, Trustee of the Mark Allen Living Trust, dated August 18, 2005, the Sole Owner/Manager of Pegasus Family Farms LLC, a dissolved Washington limited liability company for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Eric Klopman and Tiffany Klopman, husband and wife

the following described real estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTNS SECS 7 & 8, T1N, R5EWM

Tax Parcel Number(s): 01050800170000, 01050800170003, 01050700090000,  
01050700090003, 90010465000000

#### TOGETHER WITH:

One 1971 KIRKW mobile home, 65/24, VIN No. XGJ1178XU and

One 1983 SKY mobile home, 56/14, VIN No. 18950396S

#### SUBJECT TO:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 20, 2022

Mark Allen, Trustee of the Mark Allen Living Trust,  
dated August 18, 2005, the Sole Owner/Manager  
of Pegasus Family Farms LLC, a dissolved  
Washington limited liability company

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Clark

This record was acknowledged before me on 7/20/22 by Mark Allen as Trustee of the Mark Allen Living Trust, dated August 18, 2005, the Sole Owner/ Manager of Pegasus Family Farms LLC, a dissolved Washington limited liability company.

Cupm  
(Signature of notary public)  
Notary Public in and for the State of WA  
My commission expires: 5/29/23

CINDY M SCHAFFNER  
Notary Public  
State of Washington  
License Number 45690  
My Commission Expires  
May 29, 2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 01050800170000, 01050800170003, 01050700090000, 01050700090003  
and 90010465000000**

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THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 8;  
AND THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8 AND

THE SOUTHEAST QUARTER OF SECTION 7, LYING SOUTHEASTERLY OF THE NORTH FORK  
OF  
LAWTON CREEK, ALL BEING IN TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE  
MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

EXCEPTING THEREFROM A PARCEL OF LAND DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 297 FEET;  
THENCE WEST 92 RODS, MORE OR LESS, TO THE EAST BRINK OF A CERTAIN CANYON  
DESCENDING INTO LAWTON CREEK; THENCE SOUTHWESTERLY ALONG THE EAST BRINK  
OF

SAID CANYON TO INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 7; THENCE EAST  
ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

Skamania County Assessor

Date 7/21/22 Parcel# 1-5-8-1700  
1-5-8-1700-03  
1-5-7-900  
1-5-7-900-03

**EXHIBIT "B"**  
Exceptions

1. Easements, covenants, conditions and restrictions of record, if any.

Unofficial  
Copy