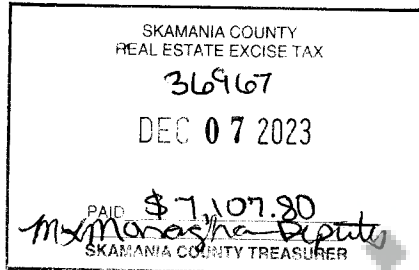




00017457202300017880020021

When recorded return to:

Andrew Brian Carlstrom and Lorraine Carlstrom  
100 Hwy 35  
Hood River, OR 97031



### STATUTORY WARRANTY DEED

CL25567

The Grantor, P & P Pegasus, LLC, Limited Liability Company

for and in consideration of **Ten Dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Andrew Brian Carlstrom and Lorraine Carlstrom, husband and wife**

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

**THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST, OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 50 RODS NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 20; THENCE WEST 10 RODS; THENCE NORTH 16 RODS; THENCE EAST 10 RODS; THENCE SOUTH 16 RODS TO THE POINT OF BEGINNING.**

**EXCEPT ANY PORTION LYING WITHIN COUNTY ROADS.**

Abbreviated Legal: **PORTION OF SECTION 20, T3N R8EWM**

Tax Parcel Numbers(s): **03-08-20-3-4-0100-00**

**SUBJECT TO** covenants, conditions, restrictions, reservations, easements and agreement of record, if any.

Skamania County Assessor

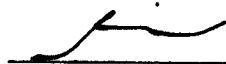
Dated: **December 04, 2023**

Date 12-7-23 Parcel# 03082031010000

P & P Pegasus, LLC

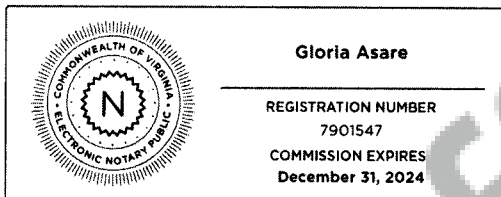
*Marijonas Petravicius* Member

By **Marijonas Petravicius, Member**

 , Member  
By Gerard Pahissa, Member

STATE OF Virginia  
COUNTY OF Loudoun } ss.

This record was acknowledged before me on 12/06/2023 by Gerard M. Pahissa as Member of P & P Pegasus, LLC.



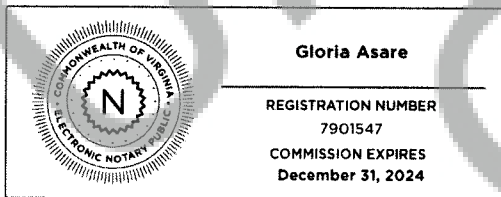


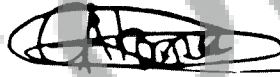
Gloria Asare  
Notary Public  
My commission expires: 12/31/2024  
Commission No: 7901547  
Electronic Notary Public

Notarized online using audio-video communication

STATE OF Virginia  
COUNTY OF Loudoun } ss.

This record was acknowledged before me on 12/06/2023 by Marijonas Petravicius as Member of P & P Pegasus, LLC.





Electronic Notary Public  
Notary Public : Gloria Asare  
My commission expires: 12/31/2024  
Commission No: 7901547

Electronic Notary Public  
Notarized online using audio-video communication