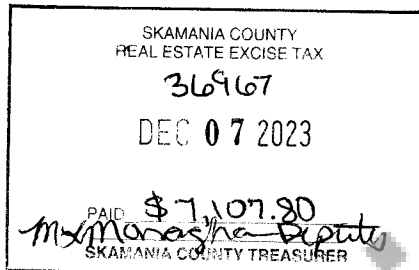




When recorded return to:

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 Number(s): **03-08-20-3-4-0100-00**

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

Dated: **December 04, 2023**

Skamania County Assessor

Date 12-7-23 Parcel# 03082034 010000

P & P Pegasus, LLC

Marijonas Petravicius Member

By **Marijonas Petravicius, Member**

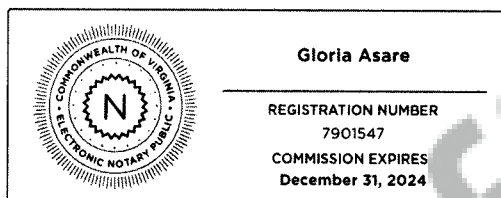
[Signature], Member

STATE OF Virginia

COUNTY OF Loudoun

} SS.

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

[illegible]

Gloria Asare

Notary Public
My commission expires: 12/31/2024

Commission No: 7901547

Electronic Notary Public

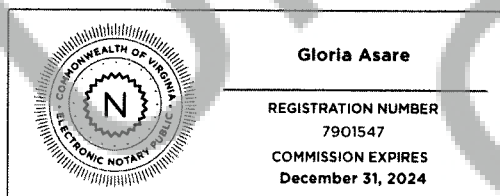
Notarized online using audio-video communication

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