

Skamania County, WA.  
Total: \$205.50  
DEED  
Pgs=3

**2022-001490**

07/21/2022 12:27 PM

Request of: COLUMBIA GORGE TITLE

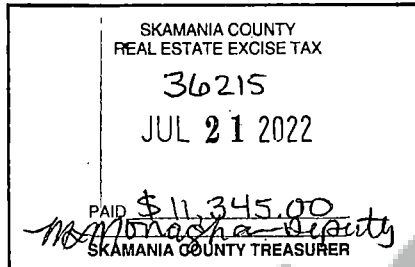


When recorded return to:

Toole Carter Tissot & Coats LLP  
112 West Fourth Street,  
The Dalles, OR 97058

Until a change is requested,  
all tax statements should be sent to:

Todd Mera and Rachael Horn  
71 Little Buck Creek  
Underwood, WA 98651



Abbreviated Legal: LOT 2 RENO ZIEGLER SP BK 2/PG 55  
Tax Parcel Number: 03101600090100

**STATUTORY WARRANTY DEED  
AND  
RESERVATION OF LIFE ESTATE**

**James F. Ziegler**, a Widowed Man, ("**Grantor**"), for and in consideration of \$800,000.00, in hand paid, conveys, and warrants to **Todd Mera and Rachael Horn**, a married couple ("**Grantees**"), the following described real estate, situated in the County of Skamania, State of Washington:

The East Half of that parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 16, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at a point North 89° 28' 36" West 648.30 feet from the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 89° 28' 36" West 648.30 feet to the West edge of said Northeast Quarter of the Southeast Quarter; thence North 1° 17' 30" East 792.00 feet; thence South 89° 28' 48" East 642.68 feet to the Northwest corner of Tax Lot 1500; thence South 0° 53' 06" West 791.98 feet along the West line of said Tax Lot to the Point of Beginning.

Said tract also described as Lot 2 of RENO ZIEGLER Short Plat recorded in Volume 2, Page 55, Skamania County Records.

SUBJECT TO all easements, conditions, liens and all other matters of record.

Skamania County Assessor

Date 7-21-22 Parcel# 03101600090100 Page 1 of 3

*M'*

ALSO SUBJECT TO AND RESERVING, a life estate, in the following described portion of the above-described real property for the benefit of Grantor and his heirs/devisees for and duration of Grantor's lifetime plus 60 days from his date of death ("*Life Estate*");

Beginning at the Southeast corner of that parcel described in the above said Lot 2, as monumented in Record of Survey recorded in Book 2, Page 130, Skamania County records;

Thence along the South line of said parcel North 89°28'36" West, a distance of 324.15 feet to the Southwest corner of said parcel;

thence along the West line of said parcel North 01°05'18" East, a distance of 75.00 feet;

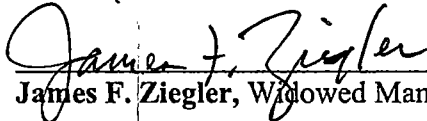
thence North 76°20'15" East, a distance of 334.60 feet to a point on the East line of said parcel;

thence along said East line South 00°53'06" West, a distance of 157.00 feet to the Point of Beginning; In addition to the non-exclusive use of Little Buck Creek Road and the existing driveway that circles the residence ("*Life Estate Area*").

FURTHERMORE, during the term of the Life Estate, Grantor shall pay all public water fees and other utilities for the Residence and will not commit any waste to the Life Estate Area. Grantees shall: 1) maintain all improvements within the Life Estate Area in good condition, 2) pay all real property taxes for the entire property, 4) insure the entire property with Grantor listed as an additional insured, with commercially reasonable policy. Within 60 days of the death of the Grantor, his heirs/devisees shall remove all personal property belonging to the Grantor or his family, to include but not limited to the 5<sup>th</sup> wheel trailer currently on the property.

FURTHERMORE, Todd Mera and Rachael Horn, are granted a non-exclusive easement for ingress and egress, over the existing roads and driveways in the Life Estate Area to access the remainder of the parcel, and an easement to maintain improvements in the Life Estate Area for the duration of the Life Estate.

Dated this 19<sup>th</sup> day of July, 2022.

  
James F. Ziegler, Widowed Man

STATE OF Oregon )

County of Hood River ) ss.

The foregoing instrument was acknowledged before me this 19 day of July, 2020, by **James F. Ziegler, Widowed Man.**



Holly Kay Wells  
Notary Public for Oregon  
My Commission Expires: June 28, 2026

By their signatures, Grantees approve and agree to the Life Estate terms described above:

[Signature]  
**Todd Mera**

[Signature]  
**Rachael Horn**

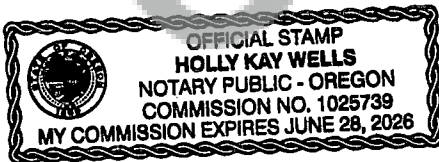
Dated this 19 day of July, 2022.

Dated this 19 day of July, 2022.

STATE OF Oregon )

County of Hood River ) ss.

The foregoing instrument was acknowledged before me this 19 day of July, 2022, by **Todd Mera and Rachael Horn**



Holly Kay Wells  
Notary Public for Oregon  
My Commission Expires: June 28, 2026