

## COMMUNITY PROPERTY AGREEMENT

THIS COMMUNITY PROPERTY AGREEMENT, entered into this day  
by and between O. MERLE TALENT and CATHERINE M. TALENT, husband  
and wife, residents of Stevenson, Skamania County, Washington,

W I T N E S S E T H :

WHEREAS, the parties hereto are the owners of certain  
real and personal property situate in the State of Washington;  
and

WHEREAS, it is contemplated by the parties hereto that  
they may acquire additional property in the future; and

WHEREAS, it is the desire of the parties hereto that all  
of their property pass to the survivor without delay or expense  
in the event of the death of either party; now, therefore

WE, O. MERLE TALENT and CATHERINE M. TALENT, husband and  
wife, for and in consideration of the love and affection which we  
have, one for the other, do hereby mutually agree that all of the  
property which we now own separately, jointly, or otherwise, and  
whether real, personal or otherwise, and wheresoever situate,  
shall be and it is hereby declared to be the community property  
of the parties, and each of the parties to this agreement hereby  
conveys and transfers to the other party, and to their community,  
all property owned by them, even though the same be held in his  
or her separate estate; and

WE HEREBY MUTUALLY AGREE that all of the property which  
shall hereafter be acquired by either of us, whether separately,  
jointly, or otherwise, and of whatsoever nature, and wheresoever  
situate, shall be and it is hereby declared to be the community  
property of the parties, and each party does hereby convey and  
transfer to the other and to their community, all such property  
hereafter acquired by either of them, even though the same be  
acquired in his or her separate estate; and

IT IS FURTHER AGREED that the whole of the community property now owned by us or hereafter acquired by us, including all property the status of which is changed or created by this agreement, shall at once, in the event of the death of O. MERLE TALENT, while the said CATHERINE M. TALENT survives, be vested in CATHERINE M. TALENT, absolutely and in fee simple as her sole and separate property; and, in the event of the death of the said CATHERINE M. TALENT, while the said O. MERLE TALENT survives, then the whole of the community property now owned by us or hereafter acquired by us, including all property the status of which is changed or created by this agreement, shall at once vest in the said O. MERLE TALENT, absolutely and in fee simple as his sole and separate property.

IN WITNESS WHEREOF, the parties have executed this agreement this 22<sup>nd</sup> day of November, 1978.

O. Merle Talent

Catherine M. Talent

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 22<sup>nd</sup> day of November, 1978, personally appeared before me O. MERLE TALENT and CATHERINE M. TALENT, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Shirley A. Little  
Notary Public in and for the State of Washington, residing at Stevenson