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BOOK 124 PAGE 803

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Nichols, Lane & Marshall*

AUG 28 3 10 PM '91

AFFIDAVIT IN SUPPORT

14507

*G. Lowry*  
GARY M. DEESON

OF

REAL ESTATE EXCISE TAX

COMMUNITY PROPERTY AGREEMENT

AUG 28 1991

STATE OF WASHINGTON )  
County of Skamania ) ss.

PAID *Exempt*  
*ASA deputy*  
SKAMANIA COUNTY TREASURER

I, ELLEN VANNESS MORGAN, being first duly sworn on oath  
deposes and states:

1. That this affidavit is for the purpose of supplying  
information for records pertaining to that certain Community  
Property Agreement executed between CLARENCE LEROY MORGAN and  
ELLEN VANNESS MORGAN, husband and wife, which agreement was dated  
July 25, 1967, (the original of which is attached hereto as  
Exhibit "A" and incorporated herein by reference) and for the  
Estate of Clarence LeRoy Morgan who died on December 7, 1990. It  
is intended that the statements set forth herein shall be  
considered representations of fact which may be relied upon by all  
parties dealing with all of the property described in Exhibit "B"  
attached hereto and incorporated herein by reference.

2. CLARENCE LEROY MORGAN died on December 7, 1990, in the  
City of Vancouver, County of Clark, State of Washington. A copy  
of his Death Certificate is attached hereto as Exhibit "C" and  
incorporated herein by reference.

3. The parties to the Community Property Agreement did not  
revoke the Community Property Agreement nor jointly enter into

1 - AFFIDAVIT IN SUPPORT OF  
COMMUNITY PROPERTY AGREEMENT

Registered  
Indexed, Sir  
Indirect  
Filmed 9/30/91  
Mailed

Glenda J. Kimmel, Skamania County Assessor  
Ex. 112 Parcel 404 07 26 30 200 00  
P. 1129

subsequent wills or agreements that would have had the effect of abrogating or nullifying the above mentioned Community Property Agreement.

4. That no probate proceedings have been instituted in this matter nor are there any such proceedings planned.

5. The community estate of the decedent and ELLEN VANNESS MORGAN is listed in Exhibit "B" and such property is controlled by said Community Property Agreement.

6. The decedent left no separate estate.

7. All obligations of the community owing at the date of the death of the decedent have been paid in full or otherwise provided for, and all expenses of last illness and for funeral and burial expenses have been paid.

8. There were no taxes due to the Internal Revenue Service concerning federal estate tax.

9. Decedent was survived by the following persons:

<u>NAME</u>	<u>ADDRESS</u>	<u>RELATIONSHIP</u>
ELLEN VANNESS MORGAN	1902 NE 249th Ave Camas, WA 98607	wife
DONALD RAY MORGAN	1203 NW Drakeway Camas, WA 98607	son
ANN MORGAN HUGHES	204 SE Franklin Camas, WA 98607	daughter..
CAROL MORGAN SMITH	15301 SE 5th Street Vancouver, WA 98684	daughter
SUSAN MORGAN GIBSON	535 First Avenue Camas, WA 98607	daughter

2 - AFFIDAVIT IN SUPPORT OF  
COMMUNITY PROPERTY AGREEMENT

DATED this 22 day of August, 1991.

Ellen Van Ness Morgan  
ELLEN VANNESS MORGAN

SUBSCRIBED AND SWORN to before me this 22 day of  
August, 1991.



Nancy A. Lewis  
NOTARY PUBLIC in the State of Washington  
Residing in Vancouver; County of Clark.  
My commission expires: 1-5-94.



## EXHIBIT "A"

COMMUNITY PROPERTY AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that I, CLARENCE LEROY MORGAN, of Clark County, Washington, husband of Ellen VanNess Morgan, and I, ELLEN VANNESS MORGAN, wife of Clarence LeRoy Morgan, for and in consideration of the love and affection we each bear, one toward the other, and further in consideration of the mutual helpfulness we have been one to the other in the past, and for and in consideration of the co-mingling of our joint efforts in earnings heretofore, do hereby mutually agree one with the other as follows:

FIRST:

That each and every piece, parcel, lot or tract of land, wheresoever situate, whether in Clark County, Washington or in any other county in the State of Washington, and each and every part of the personal property, wheresoever situate, shall be by us and by all other persons whomsoever deemed, esteemed, regarded, treated and known as community property. In this agreement so made one with the other, the date of acquiring, the manner of acquiring and all statements by either of us heretofore made respecting alleged separate property, or affecting any property, is to be regarded and esteemed as of no effect. The full intent and purpose of this instrument is to be considered by the court, our heirs, executors, administrators and assigns, and by all other persons whomsoever, as a voluntary conveyance from one to the other, and unitedly to the community of all our earthly possessions in such form and manner that the same shall from this date, be the property of the community of ourselves as husband and wife. Similarly, all property hereafter acquired by either or both of us, irrespective of its nature or method of acquisition, shall be likewise deemed the community property of us.

SECOND:

AND, being desirous that said property shall pass unto the survivor without delay or expense in case of the death of either the said husband or of the said wife, then in the case of the death of

RECORDER'S NOTE:  
NOT AN ORIGINAL DOCUMENT

the said Clarence LeRoy Morgan, while the said Ellen VanNess Morgan survives, the said community property, including that subsequently acquired by either or both of us, shall at once vest in the said Ellen VanNess Morgan in fee simple and in full and absolute title and ownership; and in the event of the death of the said Ellen VanNess Morgan leaving the said Clarence LeRoy Morgan surviving her, the said community property, including that subsequently acquired by either of us, shall at once vest in the said Clarence LeRoy Morgan in fee simple and in full and absolute title and ownership.

IN WITNESS WHEREOF, the parties hereto, being the said Clarence LeRoy Morgan and Ellen VanNess Morgan, have hereunto set their hands and seals in duplicate, this 25th day of July 1967.

Clarence L. Morgan  
Clarence LeRoy Morgan

Ellen Van Ness Morgan  
Ellen VanNess Morgan

STATE OF WASHINGTON )  
COUNTY OF CLARK ) ss.

ON THIS DAY personally appeared before me, Clarence LeRoy Morgan and Ellen VanNess Morgan, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25th day of

July, 1967.

[Signature]  
Notary Public in and for the State  
of Washington, residing at Vancouver

EXHIBIT "B"

INVENTORY

I. REAL PROPERTY

- A. Wind River located in Skamania County, Washington legally described as follows:

The East half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 26, Township 4 North, Range 7 East, of the Willamette Meridian in the County of Skamania, Washington.

SUBJECT TO: Easements and rights of way for public roads.

- B. Fern Prairie located in Clark County, Washington legally described as follows:

BEGINNING at a point which is 132 feet North of the Southeast corner of Government Lot 1, of Section 22, Township 2 North, Range 3 East, of the Willamette Meridian in the County of Clark, Washington; thence North 528 feet; thence West 330; thence South 528; thence East 330 feet to the point of beginning.

EXCEPT county roads.

II. NOTES, CONTRACTS MORTGAGES

- A. Vendee's interest in Real Estate Contract dated July 26, 1989, by and between Lena Lucille Moore, a widow, as Seller and Clarence L. Morgan and Ellen V. Morgan, husband and wife, as Purchaser.

A portion of Government Lot 1 in Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Southeast corner of said Government Lot 1; thence North 132 feet; thence West 330 feet; thence South 132 feet to the South line of said Government Lot 1; thence East 330 feet to the point of beginning.

TOGETHER WITH the Easement for ingress, egress and the use thereof for customary agricultural purposes and the laying and maintaining water pipe lines over and

across the 300 foot right of way acquired by the United States of America, lying within the West 26.2 chains of the Northeast quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, as conveyed by Easement Deed recorded in Book 286 of Deeds, Page 291, records of Clark County, Washington.

- B. Vendor's interest in Real Estate Contract dated August 6, 1987, by and between Clarence L. Morgan and Ellen V. Morgan, husband and wife, as Seller and Stephen P. Carter and Bonnie L. Carter, husband and wife, as Purchasers, located in Clark County, Washington and recorded under Auditor's File No. 8708190171 and legally described as follows:

Lot 3, Block 6, Camas, according to the Plat thereof, recorded in Volume B of Plats, Page 25, records of Clark County, Washington.

- C. Vendor's interest in Real Estate Contract dated September 1, 1982, by and between Clarence L. Morgan and Ellen V. Morgan, husband and wife, as Seller, and Raymond R. Brandon and Joanne Rose Brandon, husband and wife, as Purchaser for real property located in Clark County, Washington and recorded in Clark County, Washington and recorded under Auditor's File No. 8209030144 legally described as follows:

Situated in the County of Clark, State of Washington; The South 81 feet of the following described tract:

BEGINNING at a point 1351.34 feet South and 150.9 feet East of the Northwest corner of Section 11, Township 1 North, Range 3 East of the Willamette Meridian; running thence East 70 feet; thence South 101 feet; thence West 70 feet; thence North 101 feet to the point of beginning.

TOGETHER WITH that portion of N.W. Drakeway, adjoining, as vacated by Ordinance 240 of the City of Camas. Being a part of Lots 15 and 18, Block 1, of BROWN'S ADDITION TO CAMAS, unrecorded.

SUBJECT TO the mortgage now encumbering the property to Crown Camas Credit Union, and which encumbrance will be the responsibility of Seller as hereinafter provided.



- D. Vendor's interest in Real Estate Contract dated July 24, 1984, by and between Clarence L. Morgan and Ellen V. Morgan, husband and wife, as Seller, and Alvin B. Boehm and Ellen M. Boehm, husband and wife, as Purchaser for real property located in Clark County, Washington and recorded in Clark County, Washington and recorded under Auditor's File No. 8407300067 legally described as follows:

Situated in the County of Clark, State of Washington:

Lot 22, Block 1, Westco Subdivision, according to the plat thereof recorded in Volume "E" of Plats, page 34, records of said County.

SUBJECT TO utility easements and restrictions as contained and delineated on said plat, and subject to electric transmission line easements as may appear of record.

- E. Vendor's interest in Real Estate Contract dated August 11, 1983, by and between Clarence L. Morgan and Ellen V. Morgan, husband and wife, as Seller, and Charles Oliver Rhodes, an unmarried man, as Purchaser for real property located in Clark County, Washington and recorded in Clark County, Washington and recorded under Auditor's File No. 8308150137 legally described as follows:

Situated in the County of Clark, State of Washington:

That portion of Lot 11, HATHAWAY'S HOME TRACTS, according to the plat thereof, recorded in Volume "D" of Plats, page 48, records of Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of said Lot 11; thence South along the West line 66 feet; thence Easterly to a point on the East line 56 feet South of the Northeast corner thereof; thence North on the East line 56 feet to the Northeast corner of said lot; thence Westerly along the North line of said lot to the point of beginning.

- F. Vendor's interest in Real Estate Contract dated May 2, 1990, by and between Clarence L. Morgan and Ellen V. Morgan, husband and wife, as Seller, and Michael S. Nutter and Elizabeth B. Nutter, husband and wife, as Purchaser for real property located in Clark County, Washington and recorded in Clark County, Washington and recorded under Auditor's File No. 9005020156 legally described as follows:



The South half of the West half of that portion of the Southeast quarter of Section 12, Township 1 North, Range 3 East of the Willamette Meridian in Clark County, Washington, lying within the David C. Parker Donation Land Claim, described as follows:

BEGINNING at a point 21.78 feet North and 66 feet West of the Northwest corner of Block 4, Parkersville, according to the plat thereof, recorded in Volume "A" of plats, page 7, records of said county (being the Southwest corner of the J. A. Husby tract, as conveyed by deed recorded in Volume 53, Page 132, records of said county); thence North 209 feet; thence East 209 feet; thence South 209 feet; thence West 209 feet to the point of beginning.

EXCEPT that portion thereof conveyed to the State of Washington, by deed recorded under Auditor's File No. G 369046.

- G. Vendor's interest in Real Estate Contract dated February 3, 1988, by and between Clarence L. Morgan and Ellen V. Morgan, husband and wife, as Seller, and William John Kessell, in his separate capacity, as Purchaser for real property located in Clark County, Washington and recorded in Clark County, Washington and recorded under Auditor's File No. 8802030002 legally described as follows:

The East half of Lot 19, Kiser's Addition to Washougal, according to the plat thereof, recorded in Volume "C" of plats, page 90, records of Clark county, Washington.

Also known as 3234 F Street, Washougal, WA 98671.

### III. STOCKS

- A. Clarence L. Morgan owns 40 shares of stock in Hughes, Morgan, Smith, Investment Corporation, Certificate #1.
- B. Ellen V. Morgan owns 60 shares of stock in Hughes, Morgan, Smith, Investment Corporation, Certificate #2.

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CERTIFICATE

I certify under penalty of perjury under the lawss of the  
State of Washington the foregoing is true and correct.

DATED this 22 day of August, 1991.

*Ellen Vanness Morgan*

ELLEN VANNESS MORGAN

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

1 NAME—FIRST MIDDLE LAST <b>Clarence Leroy MORGAN</b>				2 SEX <b>Male</b>		3 DEATH DATE (Mo. Day Yr.) <b>12-7-1990</b>		146															
4 AGE LAST BIRTHDAY (Yr.) <b>68</b>		5 UNDER 1 YEAR MO. DAY		6 UNDER 1 DAY HOURS MIN.		7 BIRTHDATE (Mo. Day Yr.) <b>8-26-1922</b>		8 BIRTH STATE (If not in USA give country) <b>Pennsylvania</b>		9 CITIZEN OF WHAT COUNTRY? <b>U.S.A.</b>		10 COUNTY OF DEATH <b>Clark</b>											
11 CITY, TOWN OR LOCATION OF DEATH <b>Camas</b>				12 PLACE OF DEATH — BOX FOR PLACE THEN GIVE ADDRESS OR INSTITUTION NAME 1 ( ) HOME 2 ( ) IN TRANSPORT 3 ( ) BOARDING HOUSE 4 ( ) HOSP. 5 ( ) NURS. HOME 6 ( ) OTHER PLACE <b>1902 N.E. 249th Avenue</b>				13 SMOKING IN LAST 15 YEARS? (Yr./No) <b>Unknown</b>															
14 MARITAL STATUS — Married Never Married Widowed Divorced (Specify)		15 SURVIVING SPOUSE (If wife give maiden name) <b>Ellen Van Ness</b>		16 WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yr./No) <b>Yes</b>		17 SOCIAL SECURITY NO. <b>186-14-6514</b>		18 HIGH SCHOOL GRADUATE? (Yr./No) <b>Yes</b>															
19 USUAL OCCUPATION (Give kind of work done during most of working life DO NOT USE RETIRED) <b>Mechanic</b>		20 KIND OF BUSINESS OR INDUSTRY <b>Dolphin Marina</b>		21 Was Decedent of Hispanic Origin or descent? (Specify Yes or No. If Yes specify Cuban, Mexican, Puerto Rican, etc.) <b>1 ( ) Yes 2 ( ) No</b>		22 RACE (White, Black, Asian or Pacific Islander, Am. Ind. or Alaska Nat.) <b>White</b>																	
23 RESIDENCE — NUMBER AND STREET <b>1902 NE 249th Avenue</b>				24 CITY/TOWN OR LOCATION <b>Camas</b>		25 INSIDE CITY LIMITS? (Yr./No) <b>NO</b>		26 COUNTY <b>Clark</b>		27 STATE <b>Washington</b>		28 ZIP CODE <b>98607</b>											
29 FATHER'S NAME—FIRST MIDDLE LAST <b>Raymond B. Morgan</b>						30 MOTHER'S NAME—FIRST MIDDLE MARDEN SURNAME <b>Mabel H. Strobe</b>																	
31 INFORMANT—NAME <b>Ellen V. Morgan</b>				32 MAILING ADDRESS STREET OR RFD NO. CITY OR TOWN STATE ZIP <b>1902 NE 249th Avenue Camas, Washington 98607</b>																			
33 BURIAL, CREMATION, REMOVAL, OTHER (Specify) <b>Burial</b>		34 DATE (Mo. Day Yr.) <b>12-12-1990</b>		35 CEMETERY, CREMATORY—NAME <b>Fern Prairie Cemetery</b>		36 LOCATION—CITY/TOWN STATE <b>Camas, Washington</b>																	
37 FUNERAL DIRECTOR SIGNATURE <i>Ronald Brown</i>		38 NAME OF FACILITY <b>Brown's Funeral Home</b>		39 ADDRESS OF FACILITY <b>410 NE Garfield Street Camas, Washington 98607</b>																			
TO BE COMPLETED ONLY BY CERTIFYING PHYSICIAN												TO BE COMPLETED ONLY BY MEDICAL EXAMINER OR CORONER											
40 TO THE BEST OF MY KNOWLEDGE, DEATH OCCURRED AT THE TIME, DATE, AND PLACE AND DUE TO THE CAUSE(S) STATED SIGNATURE AND TITLE <i>John Greves MD</i> <b>X</b>												41 ON THE BASIS OF EXAMINATION AND/OR INVESTIGATION, IN MY OPINION DEATH OCCURRED AT THE TIME, DATE, AND PLACE AND DUE TO THE CAUSE(S) STATED SIGNATURE AND TITLE <b>X</b>											
42 DATE SIGNED (Mo. Day Yr.) <i>12/10/90</i>				43 HOUR OF DEATH (24 Hrs.) <b>Early A.M.</b>				44 DATE SIGNED (Mo. Day Yr.)				45 HOUR OF DEATH (24 Hrs.)											
46 NAME AND TITLE OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or Print) <b>John Greves MD 700 NE 87th Avenue Vancouver, Washington 98664</b>												47 PRONOUNCED DEAD (Mo. Day Yr.)											
48 NAME AND ADDRESS OF CERTIFIER—PHYSICIAN, MEDICAL EXAMINER OR CORONER (Type or Print) <b>John Greves MD 700 NE 87th Avenue Vancouver, Washington 98664</b>												49 HOUR PRONOUNCED DEAD (24 Hrs.)											
50 PART I ENTER THE DISEASES, INJURIES OR COMPLICATIONS WHICH CAUSED THE DEATH. DO NOT ENTER THE MODE OF DYING, SUCH AS CARDIAC OR RESPIRATORY ARREST, SHOCK, OR HEART FAILURE. LIST ONLY ONE CAUSE ON EACH LINE. IMMEDIATE CAUSE (Final disease or condition resulting in death). Sequentially list conditions, if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury which preceded events resulting in death) LAST. A) <b>Ventricular Fibrillation</b> B) <b>Arteriosclerotic Coronary Artery Disease</b> C) <b>Congestive Heart Failure</b>												INTERVAL BETWEEN ONSET AND DEATH <b>12-7-1990</b> <b>12-7-1990</b> <b>12-7-1990</b>											
51 OTHER SIGNIFICANT CONDITIONS—CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN ABOVE <b>Congestive Heart Failure</b>												52 AUTOPSY? (Yr./No) <b>No</b>				53 WAS CASE REFERRED TO MEDICAL EXAMINER OR CORONER? (Yr./No) <b>Yes</b>							
54 ACC. SUICIDE, NO. UNDET. OR PENDING INVEST. (Specify)		55 INJURY DATE (Mo. Day Yr.)		56 HOUR OF INJURY (24 Hrs.)		57 DESCRIBE HOW INJURY OCCURRED																	
58 INJURY AT WORK? (Yr./No)		59 PLACE OF INJURY—AT HOME, FARM, STREET, FACTORY, OFFICE, BLDG., ETC. (Specify)				60 LOCATION—STREET OR RFD NO. CITY/TOWN STATE																	
61 REGISTRAR SIGNATURE <i>Karen Steingart, M.D.</i>												62 DATE RECEIVED (Mo. Day Yr.) <b>DEC 13 1990</b>											

DOH 110-008 (Rev. 8/89) (formerly DSHS 9-150)

RECORDER'S NOTE:  
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DEC 13 1990

*Karen Steingart, M.D.*

SEAL

KAREN STEINGART, M.D.  
HEALTH DISTRICT OFFICER

DOH 01-003 (7/89)

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