

# COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, made and entered into this 5<sup>th</sup> day of JAN., 1994 B.C., 1993, by and between ROBERT D. TUGGLE, whose full name is ROBERT DONALD TUGGLE, and PATRICIA J. TUGGLE, whose full name is PATRICIA JANNEAN TUGGLE, husband and wife, of Clarkston, Asotin County, Washington, pursuant to the provisions of Section 26.16.020, Revised Code of Washington, providing for agreements between husband and wife for fixing the status and disposition of community property to take effect upon the death of either,

W I T N E S S E T H :

For and in consideration of the mutual love and affection that each of the parties has for the other, and in consideration of the mutual benefits to be derived by the parties hereto, it is agreed, covenanted and promised as follows:



All of the real property and mobile homes now owned by the parties are hereby declared to be the community property of the parties. The real property and mobile homes now so covered hereby are situated in the Counties of Asotin, Clark, and Skamania, State of Washington, more particularly described as follows:

**PARCEL 1:** Lot 28 of Block 2 of Bellevue Addition, according to recorded plat thereof, in Asotin County, State of Washington.

**PARCEL 2:** That part of the following described Parcel "A" lying Easterly, Southeasterly, and Southerly of a line described as: Beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) 548+50 on the SR 503 Line Survey of SR 503, N.E. 79th St. to N.E. 144th St., and 65 feet Easterly therefrom; thence Northerly, parallel with said SR 503 Line Survey, to a point opposite HES 550+50 thereon; thence Northeasterly to a point opposite HES N.E. 119th 15+95 on the N.E. 119th Line Survey of said highway and 40 feet Southerly therefrom; thence Easterly, parallel with said N.E. 119th Line Survey, to a point opposite HES N.E. 119th 17+00 thereon and the end of this line description.

**Parcel "2":** That portion of the Northeast quarter of the Northwest quarter of Section 34, Township 3 North, Range

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*G. Olsson*  
AUDITOR  
GARY M. OLSON

Registered  
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ANNALA, CAREY & VANKOTEN, P.C.  
ATTORNEYS AT LAW  
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2 East of the Willamette Meridian, Clark County, described as follows:

Beginning at the Northwest corner of said Northeast quarter of the Northwest quarter; thence South 2.50 chains; thence East 8 chains to a point that is 12.0 chains West of the East line of the Northeast quarter of the Northwest quarter of said Section; thence North 2.50 chains; thence West 8 chains to the point of beginning.

EXCEPT that portion thereof conveyed to James E. Rice and Zelpha B. Rice, husband and wife, and Jack Bechill and Lucy Bechill, husband and wife, and James M. Sherman, a single man, by Deed recorded January 15, 1970, under Auditor's File No. G 550100 and G 744416.

ALSO EXCEPT that portion thereof conveyed to the County of Clark, State of Washington, on August 12, 1948, recorded under Auditor's File No. G 07638 and more particularly described as follows: Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 34, Township 3 North, Range 2 East of the Willamette Meridian, said point being in the center of the Vancouver-Battle Ground Highway; and running thence South 20 feet; thence East 125 feet; thence South 10 feet; thence East 403 feet; thence North 30 feet; thence West 523 feet to the point of beginning.

**PARCEL 3:** The following described real property situated in the County of Clark, State of Washington, to-wit: The West 100 feet of the East 400 feet of the Northeast quarter of the Northwest quarter of Section 34, Township 3 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section; thence South along the West line thereof 165 feet; thence East, parallel with the North line of said subdivision, a distance of 537 feet to the Southeast corner of land conveyed to James E. Rice, et al., by Deed recorded under Auditor's File No. G 550100; thence North 165 feet to the Northeast corner of said Rice tract; thence West, along the North line, a distance of 537 feet to the point of beginning.

EXCEPT the North 30 feet thereof, as conveyed to Clark County, Washington by deed recorded under Auditor's File No. G 7638.

**PARCEL 4:** A parcel of property in the Southeast quarter of the Southwest quarter of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of Lot 5 of CARSON VALLEY II, recorded in Book A of Plats at page 155, Records of Skamania County, Washington; thence North 88° 54' 40" West 256.00 feet; thence North 00° 00' 04" West 170.00 feet to the true point of beginning; thence continuing North 00° 00' 04" West 142.36 feet to the

North line of the South half of the Southeast quarter of the Southwest quarter of said Section 17; thence South 88° 45' 27" East, along said North line, 256.01 feet; thence South 00° 00' 04" East 131.67 feet, more or less, to a point which bears South 88° 54' 40" East from the true point of beginning; thence North 88° 54' 40" West 265.00 feet, more or less, to the true point of beginning; SUBJECT TO an easement for a ground water drainage ditch over and across the West 15 feet of the above described real property; AND SUBJECT TO an easement and right of way for County road.

**PARCEL 5:** A tract of land located in the Southeast quarter of the Southwest quarter of Section 17, Township 1 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of Lot 5 of CARSON VALLEY II, according to the official plat thereof on file and of record at page 155 of Book A of Plats, Records of Skamania County, Washington; thence North 88° 54' 40" West 256 feet; thence North 00° 00' 04" West 170 feet; thence South 88° 54' 40" East 256 feet; thence South 00° 00' 04" East 170 feet to the point of beginning; said tract containing 1 acre, more or less; SUBJECT TO an easement for a ground water drainage ditch over and across the West 15 feet of the above described real property.

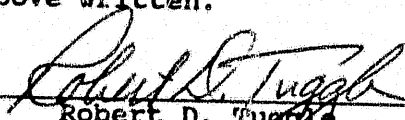
ALSO INCLUDING a 1977 Golst. Mobile Home, Series #66728, Vehicle I.D. #10AS5829X7UKCCG, Title #7723403636, situated on the above described Parcel 5.

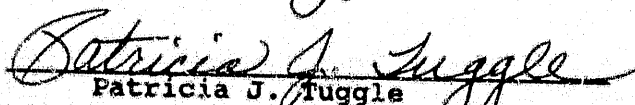
ALSO INCLUDING a 1972 Westw. Mobile Home, Series #55/12, Vehicle I.D. #GBWDXMOS3394, Title #8430701145, situated on the above described Parcel 5.

## II

It is hereby covenanted and agreed that, upon the death of either of the parties hereto, title to all community property as shown above shall immediately vest in fee simple in the survivor of them.

IN WITNESS WHEREOF, the said ROBERT D. TUGGLE and PATRICIA J. TUGGLE, husband and wife, have set their hands and seals this day and year first above written.

  
Robert D. Tuggle

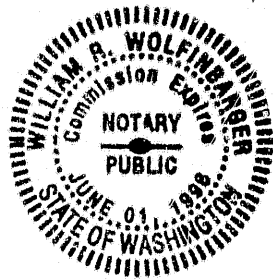
  
Patricia J. Tuggle



STATE OF Washington )  
 County of Asotin ) ss.

1994 BE IT REMEMBERED that on this 5<sup>th</sup> day of January, ~~1995~~, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROBERT D. TUGGLE, whose full name is ROBERT DONALD TUGGLE, and PATRICIA J. TUGGLE, whose full name is PATRICIA JANNEAN TUGGLE, husband and wife, known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



William R. Wolfenbarger  
 Notary Public for Washington  
 My Commission Expires: June 1, 1996