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COMMUNITY PROPERTY AGREEMENT

THIS COMMUNITY PROPERTY AGREEMENT made and entered into this 29th day of October, 1971, by and between JOHN HILVAN RICHARDSON and VIOLET J. RICHARDSON, husband and wife, both of Skamania County, Washington,

W I T N E S S E T H

WHEREAS, the parties hereto are the owners of certain property in the State of Washington, consisting of real and personal property, and whereas the parties contemplate acquiring more property in the future; and

WHEREAS, the parties are desirous of their property passing to the survivor without delay or expense in the event of the death of either of them.

NOW THEREFORE, we JOHN HILVAN RICHARDSON and VIOLET J. RICHARDSON, for and in consideration of the love and affection which we have one for the other, do mutually agree that all of the property which we have separately, jointly or otherwise, and whether real, personal or mixed and wherever situate shall be and it hereby is declared to be community property, and each of the parties hereto does hereby convey and transfer to the other party and to the community composed of them all property owned by them, even though the same be held in his or her separate capacity, and,

IT IS HEREBY AGREED that all of the property which we may acquire in the future whether real, personal or mixed and wherever situate and whether acquired jointly, separately or otherwise be and it hereby is declared to be community property and each of the parties does hereby convey and transfer to the other party and to the community composed of them, all such property hereafter acquired by them, even though the same be acquired in his or her separate capacity; and

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WHEREAS, the parties hereto are the owners of certain property in the State of Washington, consisting of real and personal property, and whereas the parties contemplate acquiring more property in the future; and

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IT IS HEREBY AGREED that all of the property which we may acquire in the future whether real, personal or mixed and wheresoever situate and whether acquired jointly, separately or otherwise be and it hereby is declared to be community property and each of the parties does hereby convey and transfer to the other party and to the community composed of them, all such property hereafter acquired by them, even though the same be acquired in his or her separate capacity; and

IT IS FURTHER AGREED that the whole of the community property owned by us or hereafter acquired by us shall at once, in the event of the death of JOHN HILVAN RICHARDSON while the said VIOLET J. RICHARDSON survive, be vested in VIOLET J. RICHARDSON, the real property in fee simple and the personal property absolutely as her sole and separate property; and in the event of the death of VIOLET J. RICHARDSON leaving the said JOHN HILVAN RICHARDSON surviving her, the whole of said community property now owned by them or hereafter acquired by them shall at once vest in the said JOHN HILVAN RICHARDSON, the real property in fee simple and the personal property absolutely, as his sole and separate property.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

John Hilvan Richardson

Violet J. Richardson

STATE OF WASHINGTON)
County of Clark) ss.

On this day personally appeared before me John Hilvan Richardson and Violet J. Richardson, 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 29th day of October, 1971.

Frank J. Myers
Notary Public in and for the State
of Washington residing at: Kennewick
Wash.

