

## COMMUNITY PROPERTY AGREEMENT

This Community Property Agreement entered into this date by and between CHRISTOPHER M. RICHARDS and LYNNEA E. RICHARDS, husband and wife, both of Stevenson, County of Skamania, State of 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 hereto that all of their property shall pass to the survivor without delay or expense in the event of the death of either party;

NOW, THEREFORE, we, CHRISTOPHER M. RICHARDS and LYNNEA E. RICHARDS, 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 where-soever situate, shall be and it is hereby declared to be the community property of the parties, and each of the parties to this agreement does hereby convey and transfer to the other party and to the 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 community property, and each of the parties does hereby convey and transfer to the other and to the community all such property

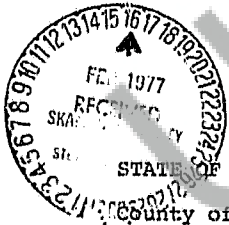
hereafter acquired by either of them, even though the same be acquired in his or her separate estate, and

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 CHRISTOPHER M. RICHARDS while the said LYNNEA E. RICHARDS survives, be vested in LYNNEA E. RICHARDS absolutely and in fee simple as her sole and separate property; and in the event of the death of the said LYNNEA E. RICHARDS while the said CHRISTOPHER M. RICHARDS 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 CHRISTOPHER M. RICHARDS absolutely and in fee simple as his sole and separate property.

IN WITNESS WHEREOF the parties have executed this agreement this 11th day of February, 1977.

Chris M. Richards

Lynnea E. Richards



STATE OF WASHINGTON )  
County of Skamania )

ss.

I, the undersigned, a Notary Public in and for the State of Washington, hereby certify that on this 11th day of February, 1977, personally appeared before me CHRISTOPHER M. RICHARDS and LYNNEA E. RICHARDS 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.

Susan J. Kellie  
NOTARY PUBLIC in and for the State  
of Washington, residing at Stevenson.