

COMMUNITY PROPERTY AGREEMENT

This COMMUNITY PROPERTY AGREEMENT entered into this day by and between JERRY D. SHEPARD AND ARLENE B. SHEPARD, husband and wife, of Carson, Skamania County, State of Washington:

WITNESSETH:

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

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

WHEREAS, it is the desire of the parties hereto that all of their property situated in the State of Washington shall pass to the survivor without delay or expenses in the event of the death of either party;

NOW, THEREFORE, we, JERRY D. SHEPARD and ARLENE B. SHEPARD, 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 situated in the State of Washington, 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 in the State of Washington, 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 situated in the State of Washington, shall be and it is hereby declared to be community property, and each of the parties does hereby convey and transfer



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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 now owned by us or hereafter acquired by us in the State of Washington, including all property the status of which is changed or created by this agreement, shall at once, in the event of the death of Jerry D. Shepard while the said Arlene B. Shepard survives, be vested in Arlene B. Shepard absolutely and in fee simple as her sole and separate property; and in the event of the death of the said Arlene B. Shepard while the said Jerry D. Shepard survives, then the whole of the community property now owned by us or hereafter acquired by us in the State of Washington, including all property the status of which is changed by this agreement, shall at once vest in the said Jerry D. Shepard absolutely and in fee simple as his sole and separate property.

IT IS FURTHER AGREED that the single exception to this agreement shall be 23 acres more or less situated in Sec. 27, Twp. 5 N., R. 7 E., W. 3., Skamania County adjoining the U.S. Nursery and Forest Service and west of the present Walter and Mary Jane Loerike property per attached county map and known as parcels #1 and #2 which shall be deeded directly to the children of Jerry D. Shepard upon his death as described in his Last Will and Testament. Arlene B. Shepard hereby assigns any and all interests in this 23 acres to the seven children of Jerry D. Shepard upon the death of Jerry D. Shepard.

IT IS FURTHER AGREED that this community property agreement shall pertain only to real and personal property situated in the State of Washington.

IN WITNESS WHEREOF the parties hereto have executed this agreement this 9th day of February, 1981.

Jerry D. Shepard (SEAL)

Arlene B. Shepard (SEAL)

*Karen S. Wynne
Notary Public in and for
the State of Washington
Residing at Carson, Wash.*

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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 9th day of February, 1981, personally appeared before me Jerry D. Shepard and Arlene E. Shepard, 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.

James D. Thompson
Notary Public in and for the State of
Washington, residing at Stevenson therein.
Arson

July 19, 1978

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