

COMMUNITY PROPERTY AGREEMENT

THIS COMMUNITY PROPERTY AGREEMENT, entered into this day
by and between JOSEPH FLOYD RICHARDS and BARBARA JOAN RICHARDS,
husband and wife, of Carson, Skamania County, 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, JOSEPH FLOYD RICHARDS and BARBARA JOAN
RICHARDS, 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 sep-
arately, jointly, or otherwise, and whether real, personal or
otherwise, and wheresoever situate, shall be and it is hereby
declared to be the community property of the parties, and each of
the parties to this agreement do hereby convey and transfer to the
other party and to their 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 do hereby convey and transfer

RICHARDS
Community Property Agreement
Page 1 of

H's initials J.F.R.

W's initials B.J.R.

to the other and to their 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 JOSEPH FLOYD RICHARDS, while the said BARBARA JOAN RICHARDS survives, be vested in BARBARA JOAN RICHARDS, absolutely and in fee simple as her sole and separate property; and, in the event of the death of the said BARBARA JOAN RICHARDS, while the said JOSEPH FLOYD 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 JOSEPH FLOYD RICHARDS, absolutely and in fee simple as his sole and separate property.

IN WITNESS WHEREOF, the parties have executed this agreement this 6th day of April, 1982.

Joseph Floyd Richards

Barbara Joan Richards

STATE OF WASHINGTON)
) ss.
County of Skamania)

I, the undersigned, a Notary Public in and for the State of Washington, do hereby certify that on this 6th day of April, 1982, personally appeared before me JOSEPH FLOYD RICHARDS and BARBARA JOAN 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.

RICHARDS
Community Property Agreement
Page 2 of 2

Gayle L. Lerausen
Notary Public in and for
the State of Washington,
residing at Stevenson.
H's initials *JFR*
W's initials *BJR*