

3. That the market value of all of the community property of the Decedent at the time of his death was between \$100,000.00 and \$200,000.00 and that the Decedent had no separate property under the terms of the subject Community Property Agreement.

4. That Decedent left surviving his six (6) adult children.

5. That no state or federal inheritance taxes are due.

6. That this Affidavit is made to assure those dealing with the real estate of the Estate of Katie L. (Dolores) Fritz that the Community Property Agreement at issue was applicable at the time of the death of Clarence Owen Fritz.

DATED this 12th day of May, 1993.

Terry K. Fritz
TERRY K. FRITZ, Affiant

SUBSCRIBED AND SWORN to before me this 12th day of May, 1993,
by TERRY K. FRITZ.



Russell D. Smith
TITLE: Notary Public
Commission Expires 4/29/95

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT made this 7th day of May, 1966, between CLARENCE O. FRITZ and KATIE L. (Dolores) FRITZ, husband and wife, residents of Skamania County, Washington, WITNESSETH:

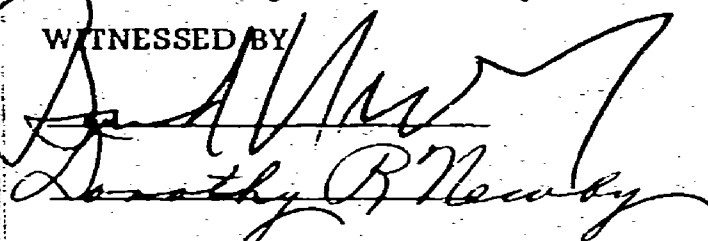
WHEREAS, it is agreed by the parties hereto that any and all property, whether real, personal or mixed, owned by either or both of the parties, and whether said property is held or stands in the name of one or either of said parties, or by both jointly, is the community property of said parties, and all property now owned by said parties, whether separate or community, is hereby conveyed and converted into community property and hereafter shall be deemed community property for all purposes under the laws of the State of Washington; and

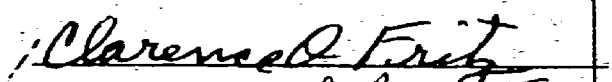

WHEREAS, the parties are desirous that said property and any and all real estate or personal property that may be acquired hereafter in the name of either or both of said parties, shall pass without delay or expnse in case of the death of either of said parties, to the survivor thereof, in accordance with the provisions of Section 26.16.120, Revised Code of Washington;

NOW, THEREFORE, in consideration of the love and affection that each of said parties has for the other, it is hereby agreed that in the event of the death of the said Clarence O. Fritz, while the said Katie L. (Dolores) Fritz survives, the whole of said property now owned by said parties, whether real, personal or mixed, together with any other property by them hereafter acquired, shall at once vest in said Katie L. (Dolores) Fritz in fee simple; and in the event of the death of said Katie L. (Dolores) Fritz, while the said Clarence O. Fritz survives the whole of said property now owned by said parties, whether real, personal or mixed, together with any other property by them hereafter acquired, shall at once vest in said Clarence O. Fritz in fee simple.

IN WITNESS WHEREOF, said parties have hereunto set their hands and affixed their signatures the day and date first above written.

WITNESSED BY


Dorothy B. Newby

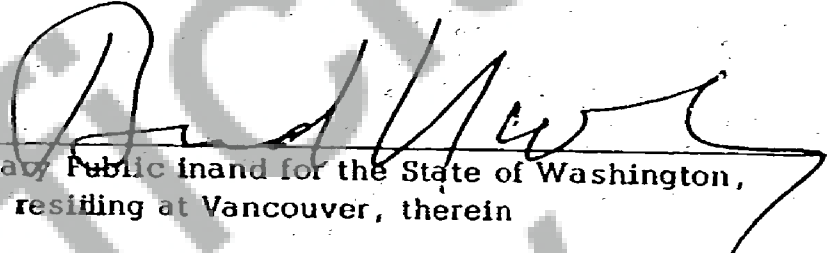

Clarence O. Fritz

Katie L. (Dolores) Fritz

STATE OF WASHINGTON)
COUNTY OF CLARK)

: ss

THIS IS TO CERTIFY that before me, the undersigned Notary Public, on this 7th day of May, 1966, personally appeared Clarence O. Fritz and Katie L. (Dolores) Fritz, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed the same as their own free and voluntary acts and deeds for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and date in this Certificate first above written.


Notary Public in and for the State of Washington,
residing at Vancouver, therein

UNOFFICIAL COPY

LAST WILL AND TESTAMENT
OF
CLARENCE O. FRITZ

KNOW ALL MEN BY THESE PRESENT S:

That I, CLARENCE O. FRITZ, of legal age, and a resident of Skamania County, Washington, being of sound and disposing mind and memory and not acting under duress, menace, fraud or the undue influence of any person or persons whomsoever, do hereby make, publish and declare this, my Last Will and Testament, as follows:

I.

I declare that I am the husband of Katie L. (Dolores) Fritz; that I have six children, namely: Terry K. Fritz, aged 21 years; Lloyd G. Fritz, aged 19 years; Paula L. Fritz, aged 14 years; Rick O. Fritz, aged 12 years; Patricia A. Fritz, aged 10 years; and Gary M. Fritz, aged 8 years. I have no deceased children.

II.

I make no gift, bequest or devise to any of my children above named, or to any child or children hereafter born to or adopted by me, except as hereafter provided.

III.

I direct that all just bills and debts for which proper claims are filed against my estate and the expenses of my last illness and burial, be paid by my executrix or contingent executors hereafter named, as soon after my death as is practicable; Provided that this direction shall not authorize any creditor to require payment of any debt or obligation prior to its normal maturity in due course.

IV.

I give, devise and bequeath all the rest, residue and remainder of my estate, whether real, personal or mixed, and wherever situated, of which I may die seized, to my wife, Katie L. (Dolores) Fritz, if she survives me. In the event my said wife predeceases me or in the event that she and I both die as the result of a common accident, illness or disaster, then I give, devise and bequeath all the rest, residue and remainder of my said estate to my children above named, Terry K. Fritz, Lloyd G. Fritz, Paula L. Fritz, Rick O. Fritz, Patricia A. Fritz and Gary M. Fritz, and to any child or children hereafter born to or adopted by me, who may be living at the time of my death, share and share alike or share equally, to be theirs, their heirs and assigns forever.

V.

In the event my said wife shall predecease me or is for any reason unable or unwilling to act as guardian and, at the time of my death I leave a minor child or children surviving me, I direct that my sons, Terry K. Fritz and Lloyd G. Fritz, shall be appointed and act as guardians of the persons and estates of said minor or minors, during their respective minorities, and if either of them shall be unable or unwilling to so act, the other shall have full right and authority to act alone.

VI.

I nominate and appoint my wife, Katie L. (Dolores) Fritz, as executrix of this, my Last Will, and direct that she shall serve as such without bond and without the intervention of any court except to the extent required under the laws of the State of Washington in the case of non-intervention wills. She shall have full power to sell, convey and encumber, without notice or confirmation, any assets of my estate, real or personal, at such prices and terms as to her may seem just; to advance funds and borrow money, secured or unsecured, from any source; to pledge or mortgage estate property; to select any part of the estate in satisfaction of any partition or distribution hereunder, in kind, in money or both. Such powers may be exercised whether or not necessary for the administration of my estate.

In the event my wife is for any reason unable or unwilling to act as such executrix, I direct that my sons, Terry K. Fritz and Lloyd G. Fritz, shall be appointed and act as contingent co-executors, without bond, and with like power and authority as granted to my executrix above named, or if either of them shall be unable or unwilling to so act, the other shall have full right and authority to act alone.

VII.

I hereby revoke any and all former Wills by me at any time made and declare this to be my Last Will and Testament.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my signature this 7th day of May, 1966, in the presence of witnesses.

Clarence O. Fritz
TESTATOR

THIS IS TO CERTIFY that the foregoing instrument, consisting of one (1) page besides this, was, on the date thereof, signed by the testator, Clarence O. Fritz, and by him published and declared to be his Last Will and Testament, in the presence of us and of each of us, who, at his request and in his presence and in the presence of each other, have hereunto subscribed our names as witnesses hereto.

Bernard Newby ADDRESS Washington Wash
Bernard Newby ADDRESS _____