WHEN RECORDED MAIL TO Elizabeth A. Perry, Attorney at Law Landerholm, Memovich, et. al. PO Box 1086 Vancouver, WA 98666-1086 3282880
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GARY M. OLSON AFFIDAVIT IN SUPPORT OF JEAL ESTATE EXCISE TAX

STATE OF WASHINGTON) ss. County of Clark

MAR 2 7 2001
PAID <u>CENERAL</u> ROBER

Virginia A. Richards being first duly sworn, on oath, deposes and states. FREASURER

- 1. This affidavit is for the purpose of supplying information for record pertaining to that certain Community Property Agreement executed by Leverett G. Richards and Virginia A. Richards, husband and wife, which Agreement was dated October 10, 1985 and is attached hereto as Exhibit "A".
- 2. Leverett G. Richards died on May 4, 2000 in Vancouver, Clark County, Washington.

 A certified copy of the death certificate is attached bereto as Exhibit "B".
- 3. The parties to the Community Property Agreement referred to above entered into no subsequent Wills or Agreements which would have the effect of abrogating or nullifying the abovementioned Community Property Agreement.
 - 4. The decedent left no separate estate.

Gary H. Martin, Skamania County Assessor

Oak 161 92 265-19-1803

Date Proof M

- All community obligations together with funeral expenses and expenses of the last illness have been paid or provided for.
- 6. The total value of all assets in the Estate of Leverett G. Richards, deceased, is less than the minimum value which requires the filing of a Federal Estate Tax Return under Federal Law applicable as of the date of death, and no such tax return has been or will be filed.



No taxes imposed by the Washington Estate and Transfer Tax Reform Act of 1981

are due.

800K 207 PACE 996

The decedent was survived by the following persons:

<u>Name</u> Virginia A. Richards Durkee B. Richards Elmo L. Richards

Relationship Surviving Spouse Son

Real property owned by the decedent and the surviving spouse as of the date of death

is commonly referred to as 6305 Buena Vista Drive, Vancouver, Clark County, Washington, and is legally described as follows:

> Lot 20, Block 21, EVERGREEN HIGHLANDS, according to the plat thereof, recorded in Volume "D" of Plats, page 86, records of Clark County, Washington.

and real property located in Skamania County, Washington which is legally described as follows:

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 2 North Range 5 E.W. M., lying Southerly of the centerline of Skye-Shields County Road (County Road No. 1108) and Westerly of the centerline of Skyeloop County Road (County Road No. 1116); EXCEPT that portion thereof conveyed to School District No. 5 by instrument dated October 18, 1951, recorded May 12, 1952, in Book 35 of Deeds at page 197 under Auditors File No. 43964; and EXCEPT that portion thereof conveyed to Skamania County for road purposes by instrument recorded September 6, 1974, in Book 67 of Deeds at pages 578 and 579 under Auditor's File No. 78126.

Said Tract containing 6.04 acres, more or less

SUBJECT TO easements of record.

DATED this /5 day of 200 1803 00

SIGNED AND

WASHING

ose me this 15 day of January, 2001 by Virginia A. Richards.

Notary Public for Washington

Residing at Clark County.

My appointment expires: 2/10/05



ROOK 207 PAGE 997 COMMUNITY PROPERTY AGREEMENT

This AGREEMENT is executed between LEVERETT G. RICHARDS and VIRGINIA A. RICHARDS, husband and wife, residing at Vancouver, Washington:

1. DECLARATIONS

- 1.1 Marital Status. The parties hereto are husband and wife, and are residents of the State of Washington.
- 1.2 Children. The parties have two (2) children, DURKEE BENHAM RICHARDS, born September 15, 1940, and namely: ELMO LESLIE RICHARDS, born June 20, 1944. Gary H. Martin, Skamania County Assessor

FOR AND IN CONSIDERATION of the love and affection they each bear toward the other, and in consideration of the mutual help each will be to the other in the future, and for the consideration of the commingling of their joint efforts and earnings and property, it is agreed as herein provided.

3. AMENDMENTS, ETC.

- 3.1 Amendments. This agreement may be amended or revoked by written instrument executed and acknowledged by the No such amendment or revocation by mutual consent of the spouses shall become effective except by written revocation or amendment.
- Effect of Divorce or Dissolution of Marriage. Unless otherwise provided in the divorce or dissolution decree or in the property settlement agreement, this agreement shall be revoked by any decree divorcing the spouses or dissolving their marriage.

3.3 Effect of Incompetency. If, prior to the death of either spouse, a legal guardian is appointed over the property of REAL ESTATE EXCISE TA

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SKAMANIA GOUNTY TREASURER



BOOK 207 PAGE 998

one of the spouses on account of incompetency, the legal guardian may join with the competent spouse in a petition to the court having jurisdiction over the guardianship proceedings for permission to enter into a modification or revocation of this agreement. Hearing on the petition shall be held after giving such notice to all interested parties as may be ordered by the If, after the hearing, the court deems the proposed modification or revocation to be fair and equitable and affords reasonable protection towards all parties concerned, it may authorize the guardian to execute such modification or revocation on behalf of the incompetent spouse.

3.4 Effect of Domicile Change. Unless otherwise revoked or modified, this agreement shall remain in full force and effect regardless of the state of residence and/or domicile of the spouses at the time of the death of either or both.

VESTING OWNERSHIP ON DEATH

When one spouse dies, all community property shall vest in the surviving spouse ten (10) full days after the death: PROVIDED, a necessary condition precedent to such vesting shall be that the surviving spouse must still be living at the time set for vesting. If the surviving spouse dies before the time set for vesting, the community property shall be divided equally between the two estates. Immediately upon vesting, the surviving spouse shall have full power to sell, will, or otherwise to dispose of all property subject to this Community Property Agreement.

5. COMMUNITY PROPERTY

All property, real or personal, now owned or hereafter acquired, whether separate or community, is hereby conveyed and converted into community property and hereafter shall be deemed

EXHIBIT PAGE



community property for all purposes under the laws of the State of Washington.

DATED this /O day of

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LEVERETT G. RICHARDS

VIRGINGA A. RICHARDS

STATE OF WASHINGTON)
County of Clark)

On this day, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared LEVERETT G. RICHARDS and VIRGINIA A. RICHARDS, husband and wife, to me known to be the individuals described in and who executed the foregoing instrument, and each acknowledged to me that he severally signed said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

October, 1981.

OF WASHING

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

EXHIBIT A
PAGE 3 OF 3

Initials
Initials

LAW OFFICES OF Landerholm, Mamovich, Lansverk, Whitesides, Wilkinsca, Klossner, & Perry, Inc., P.S. Broadway at Evergreea, Suite 40: P.O. Box 1086 Vancouver, Washington 98666 Vancouver, Washington 98666

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