

BOOK 248 PAGE 470

Vivie Clelland

La 15 1983
Garry

Return Address:
MARY ANN HOPKINS
PO BOX 453
STEVENSON, WA 98648

REAL ESTATE EXCISE TAX
23142

PAID exempt
14- deputy
SEMANIA COUNTY TREASURER

Document Title(s) or transactions contained herein:

Death Certificate 11-8-02
CPA 5-13-76

GRANTOR(S) (Last name, first name, middle initial)

Hopkins, Kenneth L.

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

Hopkins, Mary Ann

[] Additional names on page of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter, Quarter)

☐ Complete legal on page _____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

03-07-36-3-4-2300-00 03-07-36-3-4-2801-00
03-07-36-3-4-5900-00 03-07-36-1-4-0600-00
03-07-36-3-4-3400-00

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

Gary H. Martin, Stomania County Assessor

Date 8-15-03 Parcel # 03 07 36 34 2300

☐ Property Tax Parcel ID is not yet assigned

1 Additional parcel numbers on page

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

COPY - Original in Locked Cabinet in
Office of Robert K. Leick, Attorney
at Law, Stevenson, WA 98648

BOOK 248 PAGE 471

COMMUNITY PROPERTY AGREEMENT

THIS COMMUNITY PROPERTY AGREEMENT, entered into this day
by and between KENNETH LLOYD HOPKINS and MARY ANN HOPKINS, husband
and wife, of 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, KENNETH LLOYD HOPKINS and MARY ANN HOPKINS, 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 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 con-
vey 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 the community
property, and each of the parties do hereby convey and transfer to
the other and to their community, all such property hereafter ac-
quired by either of them, even though the same be acquired in his
or her separate estate; and

HOPKINS
Community Property Agreement
Page 1 of 2 Pages

H's Initials Kenneth L Hopkins
W's Initials Mary Ann Hopkins

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 KENNETH LLOYD HOPKINS, while the said MARY ANN HOPKINS survives, be vested in MARY ANN HOPKINS, absolutely and in fee simple as her sole and separate property; and, in the event of the death of the said MARY ANN HOPKINS, while the said KENNETH LLOYD HOPKINS 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 KENNETH LLOYD HOPKINS, absolutely and in fee simple as his sole and separate property.

IN WITNESS WHEREOF, the parties have executed this agreement this 12th day of May, 1976.

Kenneth Lloyd Hopkins
KENNETH LLOYD HOPKINS
Mary Ann Hopkins
MARY ANN HOPKINS

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 12th day of May, 1976, personally appeared before me KENNETH LLOYD HOPKINS and MARY ANN HOPKINS, 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.

Shirley A. Little
Notary Public in and for the State of
Washington, residing at Stevenson

STATE OF WASHINGTON DEPARTMENT OF HEALTH									
OFFICE USE ONLY		2002-1045		BOOK 248 PAGE 473		146		STATE FILE NUMBER	
1. DECEASED		2. NAME		3. SEX (M/F)		4. DEATH DATE (Mo, Day, Yr)		5. COUNTY OF DEATH	
6. 6		Kenneth Lloyd HOPKINS		Male		Nov. 5, 2002		Klickitat	
7. 61		9/23/1941		Riverton, WY		No		No	
8. Roosevelt		23 Railroad Avenue							
9. Married		Mary Ann Gunter							
10. Truck Driver		Long Haul		(Yes/No) Specify: No				White	
11. 167 McKinley		Stevenson		Yes		Skamania		39 yrs WA 98648	
12. Chester Myrel Hopkins		Iola Ethel Ham							
13. Mary Ann Hopkins		PO Box 453		Stevenson, WA		98648			
14. Burial		11/8/2002		Stevenson Cemetery		Stevenson, Washington			
15. Gardner Funeral Home		White Salmon, WA		98672					
16. Ray FitzSimmons, M.D.		PO Box 1519		White Salmon, WA		98672			
17. CORONARY ARTERY DISEASE		Hypertension							
18. 11/7/02		1530							
19. 11/7/02		1530							
20. 11/7/02		1530							
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Exhibit A
Page Two
Parcel # 03-07-36-34-2300-00

Interest in Lots, 1, 2, 3 and 4 of Block Two of CASCADES ADDITION according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

Except that portion of the said Lot 4 described as follows: Beginning at the most easterly corner of the said Lot 4; thence north $50^{\circ} 58'$ west 33.4 feet; thence in a southwesterly direction 50.6 feet to a point on the southerly line of the said Lot 4 distant 55.2 feet from the point of beginning; thence along said southerly line 55.2 feet to the point of beginning.

Also excepting that portion of Lots 1, 2, and 3 of Block 2 of CASCADE ADDITION according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington, particularly described as follows:

Beginning at the most Northerly corner of said Lot 1 of said Block; thence South $56^{\circ} 67''$ west 36 feet to a point; thence South $4^{\circ} 20'$ East $102^{\circ} 62'$ to a point on the Southerly line of said Lot 3 of said block and which point is South $70^{\circ} 12'$ East 33 feet from the most Westerly corner of said lot 3; thence North $70^{\circ} 12'$ West 33 feet to the most Westerly corner of said lot 3; thence North along the Westerly lines of Lots 2 and 1 of said block to the northwesterly corner of said Lot 1; thence North $68^{\circ} 57'$ East along the Northerly line of said lot 1 to the point of beginning of the tract herein described.

Exhibit B
Page 3
Parcel # 03-07-36-3-4-5900-00

Lots 9 and 10 of Block Three of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; ALSO: Beginning at the southwest corner of Lot 9, Block Three, aforesaid; thence west along the north line of Jefferson Street 50 feet, more or less, to intersection with public highway; thence northerly along the easterly line of said public highway to intersection with the westerly line of Lot 9 extended; thence southeasterly to the northwest corner of said Lot 9, thence continuing on the same course along the westerly line of said Lot 9 to the point of the beginning.

Parcel # 03-07-36-3-4-3400-00

Lot 4 of Block Two of ROSELAWN ADDITION TO THE TOWN OF STEVENSON according to the official plat thereof on file and of record in the Auditor of Skamania County, Washington;

Subject to general taxes for the second half of 1970.

Exhibit C
Page 4
Parcel # 03-07-36-3-4-2801-00

Lot 5 and 6, Block 2 ROSELAWN ADDITON TO THE TOWN OF STEVENSON,
according to the recorded plat thereof recorded in Book a of Plats, Page 44 in the Country
of Skamania, State of Washington.

SUBJECT TO:

1. Easement Agreement including the terms and provisions thereof recorded October
23, 1992, in Book 131, Page 645.

Parcel # 03-07-36-1-4-0600-00

A tract of land located in Lot 5 of STEVENSON PARK ADDITON according to the
official plat thereof on file and of record in the office of the Auditor of Skamania County,
Washington, more particularly described as follow:

Beginning at the intersection of the north line of the said Lot 5 with the westerly right of
way line of the county road known and designated as FRANK JOHNS ROAD; thence
west along the north line of the said Lot 5 a distance of 135.92 feet to the initial point of
the tract hereby described; thence west along the north line of the said Lot 5 a distance of
80 feet; thence south $01^{\circ} 48'$ west 150.3 feet to the intersection with the south line of the
said Lot 5; thence east along the south line of the said Lot 5 a distance of 80 feet; thence
north $01^{\circ} 48'$ east 150.3 feet to the point of beginning.

SUBJECT to easements and rights of way for a public road along the north line of said
Lot 5.