

RETURN TO: SUSAN A. STAUFFER
Attorney at Law
P.O. Box 719
Washougal, WA 98671

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, made and entered into by and between **JOANNE R. KERN, formerly DILLABAUGH** and **HENRY JOHN KERN**, Wife and Husband, of 641 Mt. Pleasant Rd, Washougal, Skamania County, State of Washington.

WITNESSETH

WHEREAS, the parties hereto have been Wife and Husband since November 5, 1981 and by the mutual helpfulness of each to the other, it is hereby agreed, in consideration of the love and affection that each bears for the other, and the mutual benefits to be derived herefrom, that each and every item and parcel of property, real personal and mixed, now owned or hereafter acquired by the parties hereto or either of them, including what might otherwise be termed separate property, is hereby declared to be the community property of the parties hereto, it being the intent and purpose of each of the parties as to any property that might be deemed separate property to be making a voluntary conveyance from one to the other and unitedly to be community so that all property shall from this date be community property of the parties.

IT IS FURTHER AGREED that for such consideration so stated, upon the death of the said **JOANNE R. KERN, formerly Dillabaugh**, the full ownership of all of such property and property interests then shall pass to and vest in the said **HENRY JOHN KERN**; or, in the like manner upon the death of **HENRY JOHN KERN**, the full ownership of all such property and property interests then owned by the parties hereto, or either of them shall at once pass to and vest in the said **JOANNE R. KERN**, such vesting in either event shall be subject only to the rights of creditors by law.

WITNESS our hands and seals this 27 day of July, 2004.

Joanne R. Kern
JOANNE R. KERN

Henry John Kern
HENRY JOHN KERN

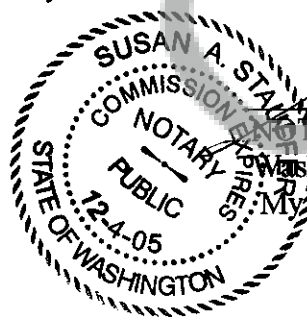
STATE OF WASHINGTON)

:SS

County of Clark)

On this day personally appeared before me **JOANNE R. KERN** and **HENRY JOHN KERN**, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27 day of July, 2004.



[Signature]
NOTARY PUBLIC in and for the State of Washington. Residing at Washougal.
My commission expires: 12/04/05.