Doc # 2005157315
Page 1 of 7
Date: 05/16/2005 04:01P
Filed by: KAREN MABRY
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$25.60

Return Address:

REAL ESTATE EXCISE TAX

Karen Mabry 1231 Buhman 84913 MAY 1 7 2005

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SKAMANIA COUNTY TREASURER
Document Title(s) or transactions contained herein:
Community Property Agreement & Death Certificate
A A A A A A A A A A A A A A A A A A A
GRANTOR(S) (Last name, first name, middle initial)
Mabry, Luther Rolan
[] Additional names on page of document.
GRANTEE(S) (Last name, first name, middle initial)
Mabry, Karen
[] Additional names on page of document.
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) NE4 Section 31 T2N R5E WM Complete legal on page of document.
REFERENCE NUMBER(S) of Documents assigned or released:
Additional numbers on page of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER
02-05-31-1-0-0300-00 Gary H. Martin. Skamania County Assessor
Date 5-14-05 Parcel #02-05-31-1-0-0300-00
[] Property Tax Parcel ID is not yet assigned
[] Additional parcel numbers on page of document.
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.

COMMUNITY PROPERTY AGREEMENT

THIS COMMUNITY PROPERTY AGREEMENT is made and entered into by and between LUTHER R. MABRY and KAREN LOUISE MABRY, husband and wife, both of Skamania County, Washington.

WITNESSETH:

WHEREAS, the parties hereto are the owners of certain property situated in the State of Washington, consisting of real and personal property; and

WHEREAS, the parties contemplate acquiring more property in the future; and

WHEREAS, the parties are desirous of all of their property passing to the survivor without delay or expense in the event of the death of either of them;

NOW, THEREFORE, we, LUTHER R. MABRY and KAREN LOUISE MABRY, for and in consideration of the love and affection that we have one for the other, do hereby mutually agree that upon the death of the first of us to die, all of the property which we have separately, jointly or otherwise, and whether real, personal, or mixed and wheresoever situate shall be community property upon the death of the first of us to die; and

IT IS FURTHER AGREED that upon the death of the first of us to die, the whole of the community property shall at once, in the event of the death of husband while the said wife survives, be vested in her and real property in fee simple and the personal property absolutely as her sole and separate property; and in the event of the death of the said wife leaving the said husband surviving her, the whole of said community property shall at once vest in the said husband and the real property in fee simple and the personal property absolutely as his sole and separate property. This agreement may be amended or revoked by written instrument executed and acknowledged by the spouses. No such amendment or revocation by mutual consent of the spouses shall become effective except by written revocation or amendment.

If prior to the death of either spouse a legal guardian is appointed over the property of 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 court. If, after the hearing, the court deems the proposed modification or revocation to be fair and equitable and affords reasonable protection toward all parties concerned, it may authorize the guardian to execute such modification or revocation on behalf of the incompetent spouse.

In the absence of other evidence indicating the parties' intent to terminate this agreement, it shall, nevertheless, be deemed mutually terminated and of no further force and effect upon a court of competent jurisdiction dissolving the marriage or granting a decree of divorce or separate maintenance to one or the other party.

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.

IN WITNESS WHEREOF the parties have hereunto set their hands this

31 day of Agest,

LUTHER R. MABRY

KAREN LOUISE MABRY

STATE OF WASHINGTON)
•	: 88.
COUNTY OF CLARK)

On this day personally appeared before me LUTHER R. MABRY, to me known to be the individual described in and who executed the within and foregoing Community Property Agreement, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this ____ day of

KATHY A. LOVELADY
NOTARY PUBLIC FOR WASHINGTON
COMMISSION EXPIRES APPOINTMENT Expires: 11-15-96

STATE OF WASHINGTON : ss. COUNTY OF CLARK)

On this day personally appeared before me KAREN LOUISE MABRY, to me known to be the individual described in and who executed the within and foregoing Community Property Agreement, and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this _3/_ day of

_, 1993.

NOTARY PUBLICATION
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 15, 1999

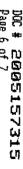
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THIS IS A TRUE AND EXACT REPRODUCTION OF THE THE BOUNTY REGISTERED AT THE OFFICE OF THE MULTNOMAH COUNTY REGISTRAR.

MAY 0 2 2005

THIS COPY IS NOT VALID WITHOUT INTAGLIO STATE SEAL AND BORDER

LILA WICKHAM, RN, MS COUNTY REGISTRAR MULTNOMAH COUNTY, OREGON





DATE ISSUED:

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ase-1-18-5-2

with County sub-Ivision ordinances.

fransaction in compliance

FIRES LEE BECORD SEMISTA CHILSH

12 36 PM 86 E Mufred WARRANTY DEED SHIDE

THE GRANTORS TOUTISE ERICKSON and GERALD O. ERICKSON,

husband and wife, for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00), and other good and valuable consideration the receipt whereof is hereby acknowledged, do hereby convey and warrant unto LUTHER R. MABRY and KAREN L. MAERY, husband and wife, the Grantees, the following described real property situated in Skamania County, State of Washington, to-wit:

BEGINNING at the Southeast corner of the Northeast quarter of Section Thirty-one (31), Township Two (2) North, Range 5 East of the Willamette Meridian; thence North along the Section line 73 rods; thence West 32.9 rods; thence South 73 rods; thence East 32.9 rods to the point of beginning; said tract containing 15 acres, more or less. EXCEPT County roads.

This deed is delivered in fulfillment of a real estate contract bearing date of September 9, 1966, between VICTORIA O. BUHMAN, as seller, and H. JAY and NORITA L. RICHARDS, husband and wife, as purchaser, the interest of said purchaser and seller in said real estate contract and the above described property having been thereafter conveyed and assigned to Grantors and Gary H. Martin, Skamania County Assessor Date 5-16-05 Parcel # 02-05-31-1-0-0300-00 Grantees herein.

IN WITNESS WHEREOF, the Grantors have executed this day of September, 1986. instrument this 24-

10994

REAL ESTATE EXCISE TAX 00T 31986

PAID SU DESC STEEL

TATE OF WASHINGTON)

Louise Erickson Erickson Geraid O.

County of Clark

On this day personally appeared before me LOUISE ERICKSON and GERALD O. ERICKSON, to me known to be the individuals described Registered in and who executed the within and foregoing instrument, and Indexed, Dira acknowledged that they signed the same as their free and voluntary act and deed, for the dises and purposes therein mentioned. Indirect Filmed Mailed

55.

JEFFERSON D. MILLER
ATTOINKY AT LAW

135 N E. STH AVE
CAM ... WASHINGTON 98007 AREA C IGE 206-TELEPHONE 834-3502

 $24^{\frac{x}{2}}$ day of GIVEN under my hand and official seal this September, a pas Notary Aublic in and ro

Notary Aublic in and for the State of washington. Residing at Care Washington, Residing at Camas.