

WHEN RECORDED RETURN TO:
James E. Chamberlin
Po Box 39
Stevenson, WA
98648

REAL ESTATE EXCISE TAX
30767
JUL 30 2014
PAID exempt
Vickie Chelland
SKAMANIA COUNTY TREASURER

DOCUMENT TITLE(S)
Community Property Agreement (Exhibit)

REFERENCE NUMBER(S) of Documents assigned or released:
100 / 696

☐ Additional numbers on page ____ of document.

GRANTOR(S):
~~James E. Chamberlin~~ & c
Rikki R. Chamberlin

☐ Additional names on page ____ of document.

GRANTEE(S):
~~The Public~~ & c
JAKBS B. CHAMBERLIN

☐ Additional names on page ____ of document.

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

☒ Complete legal on page 8 of document.

TAX PARCEL NUMBER(S):
03 - 75 - 36 - 3 - 2 - 1703 - 00

☐ Additional parcel numbers on page ____ of document.

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

Skamania County Assessor
Date 7-29-14 Parcel# 3-75-36-3-2-1703
Jm

COMMUNITY PROPERTY AGREEMENT

This AGREEMENT is executed between JAMES E. CHAMBERLIN and RIKKI RINKES CHAMBERLIN, husband and wife, residing in the state of Washington, and hereby terminates, revokes and cancels for all purposes, effective the date indicated below, any and all Community Property Agreements executed by these parties prior hereto, including the Community Property Agreement dated October 28, 1978.

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, namely: ANGELA C. BLAKLEY and JESSICA A. CHAMBERLIN, both of legal age.

2. CONSIDERATION

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 spouses, their authorized representatives (see the "Effect of Incapacity" paragraph below) or by court order. No such amendment or revocation by mutual consent of the spouses shall become effective except by written revocation or amendment.

3.2 Automatic Revocation. Notwithstanding the foregoing, the provisions of the article herein entitled "Vesting Ownership on Death" shall be automatically revoked upon the filing by either party of a petition for marital dissolution or legal separation.

3.3 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.

3.4 Effect of Incapacity

3.4.1 If prior to the death of either spouse a legal guardian is appointed over the property of one of the spouses on account of incapacity, 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 towards all parties concerned, it may authorize the guardian to execute such modification or revocation on behalf of the incapacitated spouse.

3.4.2 If prior to the death of either spouse an attorney-in-fact is authorized according to the terms of a Durable Power of Attorney to have all powers of an absolute owner over the assets and liabilities of a spouse who is incapacitated, the attorney-in-fact for such an incapacitated spouse may enter into an agreement with the competent spouse to modify or revoke this agreement without court approval.

4. SEPARATE PROPERTY

JAMES E. CHAMBERLIN and RIKKI RINKES CHAMBERLIN agree that any assets received by either party by gift, trust, will or inheritance from one or both of their respective parents will be the separate property of the recipient. JAMES E. CHAMBERLIN became entitled to receive distribution from the trusts established by his father and mother when his father, Clyde Chamberlin, died on January 21, 2009. The parties agree that such trust distributions shall be his separate property.

5. COMMUNITY PROPERTY

All property, real or personal, now owned, whether separate or community, other than the property described in the article herein entitled "Separate Property," 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.

6. 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.

7. SEPARATE LEGAL COUNSEL

T. RANDALL GROVE, the attorney for JAMES E. CHAMBERLIN, prepared this document. RIKKI RINKES CHAMBERLIN is hereby advised to retain her own legal counsel before signing this document.

DATED this 17 day of MARCH, 2009.

James E. Chamberlin
JAMES E. CHAMBERLIN

Rikki R. Chamberlin
RIKKI RINKES CHAMBERLIN

STATE OF WASHINGTON)
County of Snohomish) ss.

I certify that I know or have satisfactory evidence that JAMES E. CHAMBERLIN is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 17, 2009.

TERRY A. ROHWER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APR. 15, 2010

Terry A. Rohwer
Notary Public in and for the State of Washington,
residing at Snohomish County.
My appointment expires: April 15, 2010

STATE OF WASHINGTON)
County of Skamania) ss.

I certify that I know or have satisfactory evidence that RIKKI RINKES CHAMBERLIN is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 17, 2009.

TERRY A. ROHWER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
APR. 15, 2010

Terry Rohwer
Notary Public in and for the State of Washington,
residing at Stromer, WA Skamania County.
My appointment expires: April 15, 2010

Unofficial Copy

STATE OF WASHINGTON DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2014-014186

DATE ISSUED: 07/29/2014

FEE NUMBER: 0000000001

GIVEN NAMES: RIKKI RINKES
LAST NAME: CHAMBERLIN

COUNTY OF DEATH: SKAMANIA
DATE OF DEATH: JUNE 17, 2014 FOUND
HOUR OF DEATH: 10:55 A.M. FOUND

SEX: FEMALE
AGE: 55 YEARS
SOCIAL SECURITY NUMBER: 535-68-9710

HISPANIC ORIGIN: NO, NOT HISPANIC
RACE: WHITE

BIRTHDATE: MAY 17, 1959
BIRTHPLACE: PORTLAND, MULTNOMAH CNTY, OREGON

MARITAL STATUS: MARRIED
SPOUSE: JAMES E. CHAMBERLIN

OCCUPATION: HOMEMAKER
INDUSTRY: OWN HOME
EDUCATION: HIGH SCHOOL GRADUATE OR GED COMPLETED
US ARMED FORCES? NO

INFORMANT: JAMES CHAMBERLIN
RELATIONSHIP: HUSBAND
ADDRESS: PO BOX 39 STEVENSON, WA 98648

PLACE OF DEATH: HOME
FACILITY OR ADDRESS: 231 NE MCEVOY LANE
CITY, STATE, ZIP: STEVENSON, WASHINGTON 98648

RESIDENCE STREET: 231 NE MCEVOY LANE
CITY, STATE, ZIP: STEVENSON, WASHINGTON 98648
INSIDE CITY LIMITS? YES
COUNTY: SKAMANIA
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 28 YEARS

FATHER: JOSEPH RINKES
MOTHER: DEANNA STERNBECK

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: COLUMBIA RIVER CREMATORY
CITY, STATE: WHITE SALMON, WA
DISPOSITION DATE: JUNE 26, 2014

FUNERAL FACILITY: GARDNER FUNERAL HOME INC
ADDRESS: P O BOX 390
CITY, STATE, ZIP: WHITE SALMON WA 98672
FUNERAL DIRECTOR: DEREK F. KRENTZ

CAUSE OF DEATH:

A. CHRONIC ETHANOLISM WITH ALCOHOLIC KETOACIDOSIS
INTERVAL: UNKNOWN

B. INTERVAL:

C. INTERVAL:

D. INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:

CIRRHOSIS OF THE LIVER; EXTENSIVE HISTORY OF ALCOHOLISM

DATE OF INJURY:
HOUR OF INJURY:
INJURY AT WORK? NO
PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

MANNER OF DEATH: NATURAL
AUTOPSY: YES

AVAILABLE TO COMPLETE THE CAUSE OF DEATH? YES
DID TOBACCO USE CONTRIBUTE TO DEATH? NO
PREGNANCY STATUS, IF FEMALE: NOT PREGNANT WITHIN PAST YEAR

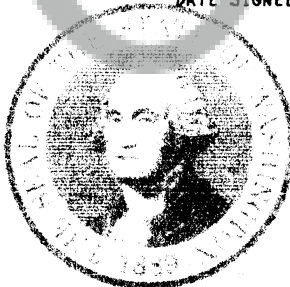
ME/CORONER: DANIEL C MCGILL
TITLE: CORONER

ME/CORONER

ADDRESS: 240 NW VANCOUVER AVENUE
CITY, STATE, ZIP: STEVENSON WA 986480790
DATE SIGNED: JUNE 25, 2014

STATUS OF DECEDENT, IF A TRANSPORTATION INJURY:
NOT APPLICABLE

ITEM(S) AMENDED: CAUSE/DEATH, AUTOPSY AVAIL, MANNER/DEATH, REFER ME/CORONER
NUMBER(S): 2014063833
DATE(S): 07/24/2014



CASE REFERRED TO ME/CORONER: YES
FILE NUMBER: 14-04379

ATTENDING PHYSICIAN:
RAYMOND FITZSIMMONS MD

LOCAL DEPUTY REGISTRAR:
LADONNA BAEHLER
DATE RECEIVED: JUNE 25, 2014

100893

SAFECO

BOOK 100 PAGE 696
SAFECO TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

NAME

ADDRESS

CITY AND STATE

FILED FOR RECORD
BY SKAMANIA COUNTY
TITLE COMPANY
APR 2 10 42 AM '86
J. N. Dep.
AUDITOR
GARY M. OLSON

SK-14064
03-75-36-2-3-1703-00

STATUTORY
WARRANTY DEED

THE GRANTOR BEVERLY A. STACY, AS HER SEPARATE PROPERTY

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS

in hand paid, conveys and warrants to JAMES E. CHAMBERLIN AND RIKKI R. CHAMBERLIN, HUSBAND AND WIFE

the following described real estate, situated in the County of SKAMANIA State of Washington:

LOT 30, AND THE WESTERLY 45 FEET OF LOT 31, OF AMENDED PLAT OF HILLTOP MANOR, ACCORDING TO THE PLAT RECORDED SEPTEMBER 18, 1961 AT PAGE 110 OF BOOK "A" OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

SUBJECT TO EASEMENT TO PACIFIC NORTHWEST PIPELINE CORPORATION, RECORDED UNDER AUDITOR'S FILE NO. 50016.

SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS IN DECLARATION OF RESTRICTIONS RECORDED IN BOOK 49, PAGE 193.

Association of Washington Counties with County sub-division ordinances.
Skamania County Assessor By: *[Signature]*

Dated MARCH 27 19 86
[Signature]
(Individual)
(Individual)

100893
REAL ESTATE EXCISE TAX
APR 2 1986
PAID \$66.03

By *[Signature]* (President)
By *[Signature]* (Secretary)
SKAMANIA COUNTY TREASURER

STATE OF WASHINGTON
COUNTY OF } ss.

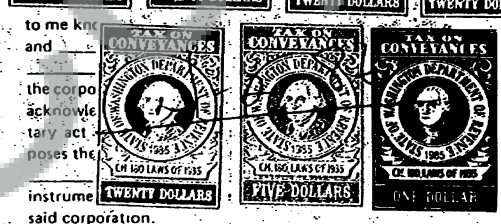
On this day personally appeared before me BEVERLY A. STACY

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged 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 27th day of MARCH 19 86

[Signature]
Notary Public in and for the State of Washington, residing at *[Signature]*

Recorded S
and returned S
Index S
Filed
Date



Witness my hand and official seal hereto affixed the day and year first above written.

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