

After Recording Mail To:

Patrick J. McGowan  
Attorney At Law  
11120 NE 2nd Street, Suite 200  
Bellevue, WA 98004

Document Title:	<b>Affidavit Re: Community Property</b>
Reference Number of Document:	N/A
Grantor:	DAVID J. BAUMAN, deceased
Grantee:	LOIS R. BAUMAN
Legal Description:	(see Exhibit A below for complete description)
Assessor's Property Tax Parcel:	02063130010300;

**AFFIDAVIT RE: COMMUNITY PROPERTY AGREEMENT**

STATE OF WASHINGTON    )  
  ) ss.  
COUNTY OF CLARK        )

LOIS R. BAUMAN, being first duly sworn, on oath deposes and says:

1. This affidavit provides information for the record regarding that certain Community Property Agreement dated March 1, 1966, executed by DAVID J. BAUMAN and LOIS R. BAUMAN, husband and wife (the "CP Agreement"). The CP Agreement will be recorded in Clark County contemporaneously with this Affidavit.
2. DAVID J. BAUMAN (the "Decedent"), one of the parties to the CP Agreement, died on April 8, 2014, in Clark County, Washington. The death certificate for DAVID J. BAUMAN will be recorded contemporaneously with this Affidavit.
3. The parties to the CP Agreement were legally competent at the time of the CP Agreement and executed no subsequent Wills or agreements which would have the effect of abrogating or nullifying the CP Agreement.
4. The real property located in Skamania County, WA, that is community property of the Decedent and the affiant is listed on **Exhibit "A"** attached hereto. The Decedent and the affiant are also community property beneficiaries of a deed of trust relating to real property located in Skamania County, WA, which is listed on **Exhibit "B"** attached hereto.

The statements set forth in this Affidavit are representations of fact which may be relied upon by all parties dealing with said real estate.

- 5. The Decedent left no separate property.
- 6. All debts, taxes, creditors and other obligations of the community composed of the Decedent and the affiant owing at the date of the Decedent's death have been paid in full, and all expenses of last illness and for funeral and burial services of the Decedent have been paid.
- 7. The release from Washington State Department of Revenue is not necessary since no estate tax is due.
- 8. The estate tax closing letter is not necessary since no federal estate tax is owned.
- 9. The Decedent's estate will not be probated.
- 10. The Decedent was survived by the following persons:

Name	Relationship
LOIS R. BAUMAN	Wife
JANET A. PHILLIPS	Adult Child
DAVID ALLEN BAUMAN	Adult Child
MARK J. BAUMAN	Adult Child

Dated: June 3rd, 2014.

*Lois R. Bauman*  
*By: David Allen Bauman, POA*  
**LOIS R. BAUMAN, by David Allen Bauman, attorney in fact under Durable Power Of Attorney dated 4/16/2014.**

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) : ss.

*See attached*

I certify that I know or have satisfactory evidence that David Allen Bauman is the person who appeared before me, signed this instrument, on oath stated that he is authorized to execute said instrument as the attorney-in-fact for LOIS R. BAUMAN, pursuant to a Durable Power of Attorney dated 4/16/2014 and acknowledged said instrument as the to be the free and voluntary act of LOIS R. BAUMAN for the uses and purposes mentioned in said instrument.

GIVEN under my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public in and for the  
State of Washington, residing  
at \_\_\_\_\_  
Print Name: \_\_\_\_\_  
My appointment expires \_\_\_\_\_

Jurat

State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this 3<sup>rd</sup> day of June,  
20 14 by David Allen Bauman

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Susan Stephens  
Signature

(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit re: Community  
(Title or description of attached document)

Property Agreement  
(Title or description of attached document continued)

Number of Pages 4 Document Date 6-3-2014

Attorney in Fact  
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

**Exhibit "A" to Affidavit Of Community Property  
Legal Description of Real Property**

**Property #1:**

State of Washington, County of Skamania and legally described as follows:

That portion of the West half of the East half of the West half of the Southwest Quarter of Section 31, Township 2 North, Range 6 E. W. M., lying Northerly of the center of the existing gravel road; EXCEPT the North 757 feet thereof; AND EXCEPT that portion of the Northeast corner thereof lying northeasterly of a certain creek known as Sasquatch Creek.

Unofficial  
Copy

**Exhibit "B" to Affidavit Of Community Property  
Legal Description of Real Property as Beneficiary of a Deed of Trust**

A tract of land in the Southwest Quarter of Section 31, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the intersection of the center line of County Road No. 1214 designated as the Snyder-Banks Road with the West line of the East Half of the East Half of the West Half of the Southwest Quarter of the said Section 31, said point being 990 feet, more or less, East and 507 feet, more or less, North of the Southwest corner of the said Section 31; Thence North along said West line to the center of Sasquatch Creek; Thence following the center of said Creek in a Southeasterly direction to intersection with the center line of County Road No. 1009 designated as the Smith-Cripe Road; Thence Westerly along the center line of the said road to intersection with the center line of the Snyder-Banks Road aforesaid; Thence following the center line of the Snyder-Banks Road Southerly and Westerly to the point of beginning.