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06/18/2018 03:55 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

RETURN TO:
Amy Mortimore
Brian Dudra
17132 Lake View Boulevard
Mount Vernon, WA 98274

**ACCOMMODATION
RECORDING ONLY**

COMMUNITY PROPERTY AGREEMENT

Grantor: 1. BRIAN DUDRA and AMY MORTIMORE

Grantee: 1. BRIAN DUDRA and AMY MORTIMORE

Legal Description: PTN TRACT 43, PLAT 1, LAKEVIEW TRACTS,
BIG LAKE
SEC 36, TWP 34, QTR NW, RGE 04

Assessor's Tax Parcel Number: P67108

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT, made and entered into this 13 day of June, 2018, by and between Brian Dudra and Amy Mortimore, husband and wife:

IN CONSIDERATION of the love and affection that each of the parties has for the other, and in consideration of the mutual benefits to be derived by the parties hereto, the parties hereby agree, covenant, and promise as follows:

FIRST: That all prior written community property agreements, if any, between the parties hereto are mutually rescinded.

SECOND: That upon the death of either of the parties hereto, all property of whatsoever nature owned by them in the State of Washington, specifically including the real property and improvements located at 17132 Lake View Boulevard, Mount Vernon, and as more specifically described on Exhibit A, shall be the community property of the parties and title to such property of the parties shall pass outright to the survivor of them.

THIRD: Provided, however, that if neither party survives the other by at least thirty (30) days, the above paragraph, SECOND, only, shall be null, void, and of no effect.

FOURTH: Provided, further, that in the event of incompetency of either of the parties as determined by a court of competent jurisdiction or upon the formal filing of a Petition for Dissolution of Marriage with a court of competent jurisdiction, either party may at his or her option terminate and rescind this agreement by a notarized declaration to that effect and this agreement shall be null, void and of no effect.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals effective the day and year first above written.

B Dudra
Brian Dudra

A Mortimore
Amy Mortimore

CANADA)
)
PROVINCE OF BRITISH COLUMBIA)

On this day, Brian Dudra personally appeared before me, known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed and sealed 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 13th day of June, 2018.



NOTARY PUBLIC in and for
the Province of British Columbia, Canada

My commission does not expire.

Name: Rong Lauren Liang
Clark Wilson LLP
900 – 885 West Georgia Street
Vancouver, British Columbia

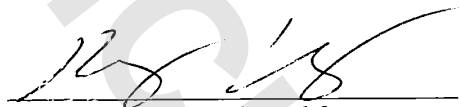
RONG (LAUREN) LIANG
Barrister & Solicitor
CLARK WILSON LLP
900 – 885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H1
T. 604.687.5700

UNOFFICIAL DOCUMENT

CANADA)
)
PROVINCE OF BRITISH COLUMBIA)

On this day, Amy Mortimore personally appeared before me, known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed and sealed 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 13th day of June, 2018.

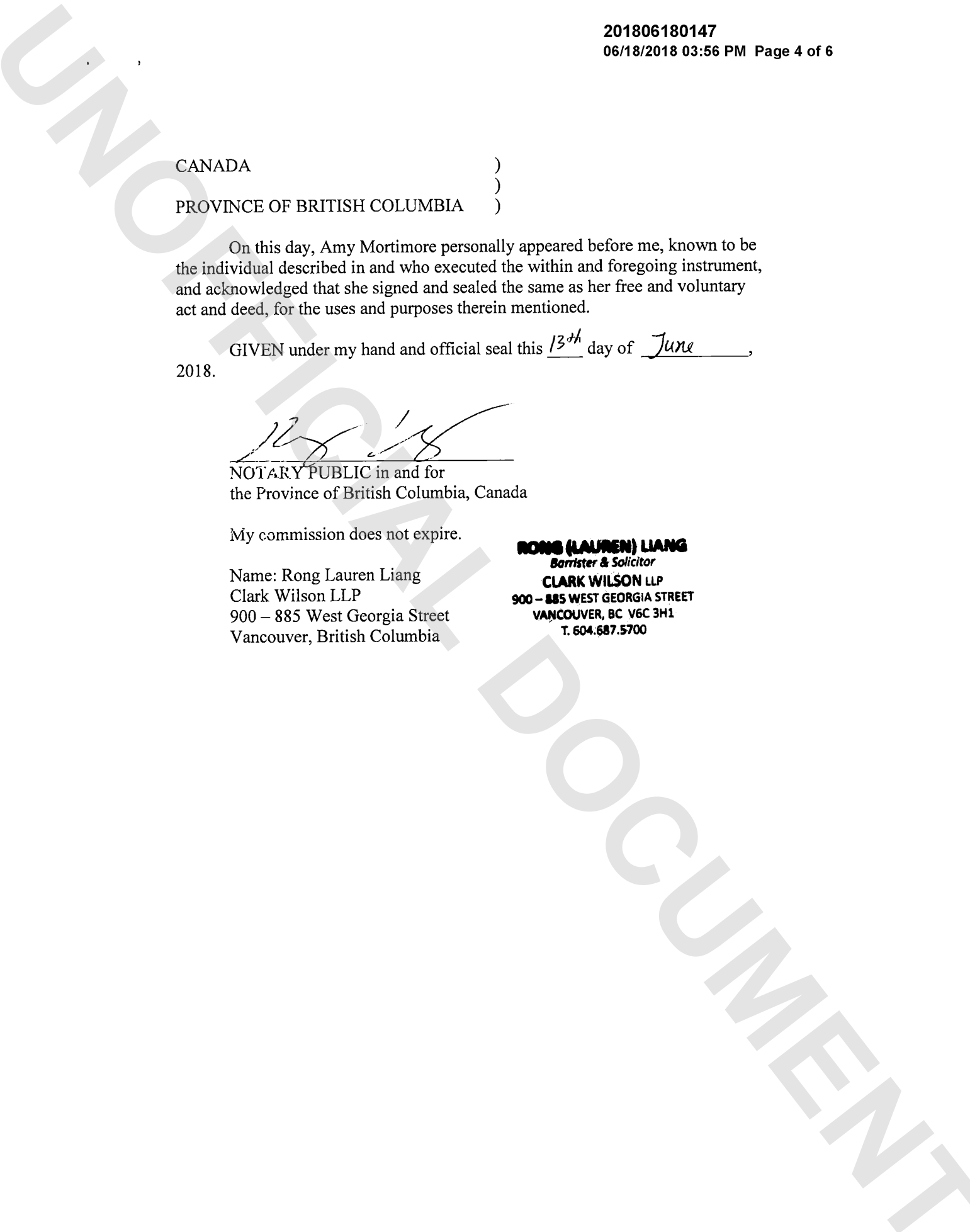


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Name: Rong Lauren Liang
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900 – 885 West Georgia Street
Vancouver, British Columbia

RONG (LAUREN) LIANG
Barrister & Solicitor
CLARK WILSON LLP
900 – 885 WEST GEORGIA STREET
VANCOUVER, BC V6C 3H1
T. 604.687.5700



**EXHIBIT A
LEGAL DESCRIPTION**

LAKEVIEW TRS TO BIG LAKE, THAT PORTION OF TRACT 43, 'PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SHORE OF BIG LAKE, 9 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID TRACT 43; THENCE IN A STRAIGHT LINE TO A POINT IN THE WESTERLY LINE OF LAKE BOULEVARD OF THE EASTERLY LINE OF TRACT 44, WHICH IS 9 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID TRACT 44. TOGETHER WITH TRACTS 44 AND 45, 'PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SHORE OF BIG LAKE, 9 FEET SOUTHERLY OF THE NORTHWEST CORNER OF TRACT 43; THENCE IN A STRAIGHT LINE TO A POINT IN THE WESTERLY LINE OF LAKE BOULEVARD ON THE EASTERLY LINE OF TRACT 44, 9 FEET NORTHERLY OF THE SOUTHEAST CORNER OF SAID TRACT 44, AND EXCEPT THAT PORTION THEREOF LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID TRACT 45, WHICH LIES 18.58 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT WHEN MEASURED ALONG SAID EASTERLY LINE; THENCE SOUTH 68 DEGREES 15'30" WEST TO A POINT ON THE SHORELINE OF BIG LAKE, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. TOGETHER WITH THAT PORTION OF TRACTS 44 AND 45, 'PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.', AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGES 2 AND 3, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID TRACT 45, WHICH LIES 18.58 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT WHEN MESAURED ALONG SAID EASTERLY LINE; THENCE SOUTH 68 DEGREES 15'30" WEST TO A POINT ON THE SHORELINE OF BIG LAKE, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. ALSO EXCEPT THAT PORTION LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE

SOUTH LINE OF THE NORTH 21.5 FEET OF SAID TRACT 45, (LINE REFERRED TO IN 'AGREEMENT AS TO PROPERTY LINES' AUDITOR'S FILE NO. 815797 BETWEEN TESARIKS AND SAUERS) AND ITS INTERSECTION WITH THE WESTERLY MARGIN OF LAKEVIEW BOULEVARD, AS SHOWN ON SURVEY MAP FILED IN BOOK 6 OF SURVEYS, PAGE 11, UNDER AUDITOR'S FILE NO. 8411080014; THENCE SOUTH 22 DEGREES 01'30" EAST ALONG THE WESTERLY MARGIN OF LAKEVIEW BLVD., A DISTANCE OF 8.5 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 74 DEGREES 45'57" WEST, A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF BIG LAKE, SAID POINT BEING THE TERMINUS OF THIS LINE DESCRIPTION. SURVEY RECORDED UNDER AF#200704270054. Assessor Parcel No. P67108.