02/10/2025 12:23 PM Pages: 1 of 4 Fees: \$306.50

Skagit County Auditor, WA

When Recorded-Return To: Skagit Law Group, PLLC P. O. Box 336 Mount Vernon, WA 98273 Real Estate Excise Tax Exempt Skagit County Treasurer By Lena Thompson Affidavit No. 20250356 Date 02/10/2025

DOCUMENT TITLE(s): (or transactions contained therein)

COMMUNITY PROPERTY AGREEMENT

GRANTOR(s): (last name, first name and initials)

SHEPHERD, GILES F. III (now deceased) SHEPHERD SUE L.

☐ Additional names on page of document

GRANTEE(s): (Last name, first name and initials)

SHEPHERD SUE L. SHEPHERD, GILES F. III (now deceased) WASHINGTON STATE

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION: (i.e., lot, block, plat or quarter, quarter, section, township and range):

Unit 38-A of North Hill Townhomes Condominium

☐ Additional legal on page of document

ASSESSOR'S PARCEL/TAX I.D. NUMBER: 6071-000-001-0000 / P134946

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

COMMUNITY PROPERTY AGREEMENT

(Converts All Present and Future Acquisitions to Community)

THIS AGREEMENT made and entered into this _/4 day of October, 2002, by and between GILES F. SHEPHERD and SUE L. SHEPHERD, husband and wife, of Snohomish County, Washington.

WITNESSETH:

That in consideration of the love and affection that each of the said parties has for the other, and in consideration of the mutual benefits to be derived by the parties hereto, it is hereby agreed, covenanted and promised as follows:

FIRST: That all prior written Community Property Agreements, if any, between the parties hereto, are mutually rescinded.

SECOND: That all property of whatsoever nature or description, whether real, personal, or mixed, and wheresoever situated, now owned or hereafter acquired by them or either of them, including any separate property, shall be considered, and is hereby declared to be, community property, and each hereby conveys and quit claims to the other his or her interest in any separate property he or she may now own or hereafter acquire so as to convert the same to community property.

THIRD: That upon the death of either of the parties hereto, title to all community property as defined in the preceding paragraph shall vest in fee simple in the survivor of them.

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

FIFTH: Provided, further, that a dissolution of marriage shall automatically revoke this Agreement and if a dissolution

proceeding (defined as the filing by either party of a petition, complaint or other pleading for separation, dissolution or divorce) is in progress at the death of either of the parties, the above paragraphs, SECOND and THIRD shall be null, void and of no effect.

SIXTH: Provided, further, that in the event of the incapacity of either of the parties hereto, the other party may at his or her option, revoke this Agreement by notarized declaration to that effect delivered to the other party or his or her guardian, if any, and this Agreement shall become null, void and of no effect. Each party designates the other party as attorney-in-fact to become effective upon incapacity to agree to the revocation. For the purpose of this paragraph, a party shall be deemed incapacitated if a person duly licensed to practice medicine in the State of Washington signs a statement declaring that the named person is unable to manage his or her own affairs.

SEVENTH: Upon the death of either party, the surviving party may disclaim any interest passing under this Agreement in whole or in part, or with reference to specific parts, shares or property, in which event the interest disclaimed shall pass as if the provisions of paragraph THIRD above had been revoked as to such interest, with the surviving party remaining entitled to the benefits provided by any alternate disposition, by will or otherwise, applicable to the disclaimed interest.

GILES F. SHEPHERD

SUE L. SHEPHERD

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me GILES F. SHEPHERD

and SUE L. SHEPHERD, 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 /4 day of October, 2002.

YRATON

PUBLIC

8-9-2005 OF WASH

Print Name: THOMAS A. HULTEN NOTARY PUBLIC in and for the

State of Washington.

My Commission Expires: 8-9-05