

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 Kaylee Oudman
Affidavit No. 20250850
Date 03/26/2025

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

COMMUNITY PROPERTY AGREEMENT

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

LAM, JOHN D. (now deceased)
LAM, BARBARA A.

Additional names on page _____ of document

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

LAM, BARBARA A.
LAM, JOHN D. (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):

PTN NE 1/4 SW 1/4, SEC 24, T 34 N., R 3 E., W.M.

Additional legal on page _____ of document

ASSESSOR'S PARCEL/TAX I.D. NUMBER: 340324-0-029-0006 / P22543

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

COMMUNITY PROPERTY AGREEMENT

THIS AGREEMENT is entered into this 27th day of November, 2024, between **JOHN D. LAM** (“Husband”) and **BARBARA A. LAM** (“Wife”), husband and wife, in accordance with the provisions of RCW 26.16.120, allowing for agreements between husband and wife for the fixing of the status of community property or the disposition thereof to take effect upon the death of either.

IT IS HEREBY AGREED AS FOLLOWS:

1. **Property Covered.** This agreement shall apply to all community property now owned or hereafter acquired by Husband and Wife and to all separate property now owned or hereafter acquired by either Husband or Wife, all of which shall be considered and is declared to be the community property of the parties (except for property for which a separate property designation is hereafter made by Husband or Wife and approved in writing by the other spouse), even though some items may have been or may be purchased or acquired by one or the other or both, or may have been or may be registered in the name of one or the other or both. All such property is referred to in this agreement as the “described community property.”

2. **Vesting at Death of a Spouse.** If one spouse dies and the other spouse survives by ten (10) days, all of the described community property shall vest in the surviving spouse as of the moment of death of the first spouse to die.

3. **Disclaimer.** Upon the death of either spouse, the surviving spouse may disclaim any interest passing under this agreement, in whole or in part, or with reference to specific parts, shares, or property. The interest disclaimed shall pass as if the provisions of Section 2 above had been revoked as to such interest, provided that the surviving spouse shall remain entitled to any benefits which may be provided by any alternate disposition applicable to the disclaimed interest, in the absence of further disclaimer.

4. **Property Held in Joint Tenancy.** Property held by the parties in joint tenancy, and any transfer or attempted transfer of community property into joint tenancy form, shall not change its status as community property. Holding of such property in joint tenancy, or any transfer or attempted transfer, shall be deemed to be for the convenience of the parties only, and such property shall be community property and ownership and title shall vest as provided in Section 2 above.

5. **Automatic Revocation.**

a. This agreement shall be automatically revoked upon the filing by either party of a petition, complaint, or other pleading for separation, dissolution, or divorce; or

b. The provisions of Section 2 above shall be automatically revoked immediately prior to death if neither party survives the other by ten (10) days.

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6. **Optional Revocation by One Party.** If either party becomes disabled, the other party shall have the power to terminate the provisions of Section 2 above. The termination shall be effective upon the delivery of written notice thereof to the disabled spouse and to the guardians, if any, of the person and of the estate of the disabled spouse. Each party designates the other party, to become effective upon disability, as attorney-in-fact to agree to the termination. For the purposes of this paragraph, a spouse shall be deemed disabled if a person duly licensed to practice medicine in the state of Washington signs a statement declaring that the named spouse is unable to manage his or her financial affairs.

7. **Revocation of Inconsistent Agreements.** To the extent this agreement is inconsistent with the provisions of any community property agreement, Will, or other arrangement previously made by either or both of the parties that affects the described community property, the terms of this agreement shall be deemed to revoke such prior provisions to the extent of the inconsistency.

8. **Rights of Parties.** The parties have each been advised of their right to be represented by independent counsel prior to signing this agreement and hereby expressly waive that right.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.



JOHN D. LAM

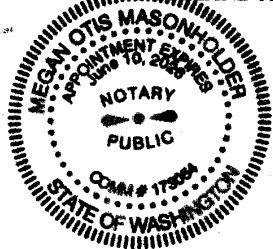



BARBARA A. LAM

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JOHN D. LAM** and **BARBARA A. LAM** are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21 day of November, 2024.





Printed Name MEGAN MASONHOLDER
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2026