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SKAMANIA WASH
BY Transnation

AUG 6 12 02 PM '96

O'Leary
AUDITOR
GARY M. OLSON

WHEN RECORDED RETURN TO

Name Daniel and Bonnie Ross

Address

720 N.W. Gropper Road

City, State, Zip

Stevenson, Washington 98648

178229TW
125934

LPB #35

Subordination Agreement BOOK 158 PAGE 854

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

The undersigned subordinator and owner agrees as follows:

1. Daniel E. Ross and Bonnie J. Ross, husband and wife, referred to herein as "subordinator", is the owner and holder of a mortgage dated June 13, 1996, which is recorded in volume 157 of Mortgages, page 748, under auditor's file No. records of Skamania County.
2. Beneficial Washington Inc., referred to herein as "lender", is the owner and holder of a mortgage dated July 29, 1996, executed by Mark and Janet Moser (which is recorded in volume 158 of Mortgages, page 771, under auditor's file No. 125901 records of Skamania County) (which is to be recorded concurrently herewith).
3. Mark Moser and Janet L. Moser, referred to herein as "owner", is the owner of all the real property described in the mortgage identified above in Paragraph 2.
4. In consideration of benefits to "subordinator" from "owner", receipt and sufficiency of which is hereby acknowledged, and to induce "lender" to advance funds under its mortgage and all agreements in connection therewith, the "subordinator" does hereby unconditionally subordinate the lien of his mortgage identified in Paragraph 1 above to the lien of "lender's" mortgage, identified in Paragraph 2 above, and all advances or charges made or accruing thereunder, including any extension or renewal thereof.
5. "Subordinator" acknowledges that prior to the execution hereof, he has had the opportunity to examine the terms of "lender's" mortgage, note and agreements relating thereto, consents to and approves same, and recognizes that "lender" has no obligation to "subordinator" to advance any funds under its mortgage or see to the application of "lender's" mortgage funds, and any application or use of such funds for purposes other than those provided for in such mortgage, note or agreements shall not defeat the subordination herein made in whole or in part.
6. It is understood by the parties hereto that "lender" would not make the loan secured by the mortgage in Paragraph 2 without this agreement.
7. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the mortgage first above mentioned to the lien or charge of the mortgage in favor of "lender" above referred to and shall supersede and cancel any prior agreements as to such, or any, subordination including, but not limited to, those provisions, if any, contained in the mortgage first above mentioned, which provide for the subordination of the lien or charge thereof to a mortgage or mortgages to be thereafter executed.
8. The heirs, administrators, assigns and successors in interest of the "subordinator" shall be bound by this agreement. Where the word "mortgage" appears herein it shall be considered as "deed of trust", and gender and number of pronouns considered to conform to undersigned.

Executed this day of 19

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

Daniel E. Ross

Bonnie J. Ross

STATE OF WASHINGTON

COUNTY OF Skamania

On this day personally appeared before me
Daniel E. Ross

Bonnie J. Ross

to me known to be the individual(s) 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

31 day of July, 1996

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

STATE OF WASHINGTON

COUNTY OF Skamania

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively of

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they intended to execute the said instrument and that the seal of said corporation is hereunto affixed the day and year first

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



By Notary

Attest, By

Notary

Witness

Dated