

139634

BOOK 203 PAGE 656

When recorded return to:

Name: Riverview Community Bank
Address: 700 NE Fourth Avenue
City, State, Zip: Camas, WA 98607
Loan # 810002055

FILED FOR RECORD
SKAMANIA CO. WASH
BY TERRANCE CO. FILE

OCT 20 1 03 PM '00
GARY H. OLSON
AUDITOR

SUBORDINATION AGREEMENT

23608 SCTC

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. Riverview Community Bank
"subordinator", is the owner and holder of a mortgage dated May 1, 2000, which is recorded in volume 198 of Mortgages, page 959, under Auditor's File No. 138059, records of Skamania County, referred to herein as
2. Riverview Community Bank
"lender" is the owner and holder of the mortgage dated October 16, 2000, executed by Timothy R. Allaway & Mandee M. Allaway, Husband & Wife, (which is recorded in Volume 203 of Mortgages, page 445, under Auditor's File No. 139433, records of Skamania County), (which is to be recorded concurrently herewith), referred to herein as
3. Timothy R. Allaway & Mandee M. Allaway
"owner", is the owner of all the real property described in the mortgage identified above in paragraph two (2).
4. In consideration of benefits to "subordinator" from "owner", receipt and sufficiently 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 one (1) above to the lien of "lender's" mortgage, identified in paragraph two (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 two (2) without this agreement.
7. This agreement shall be the whole and only agreement between the parties thereto 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.

BOOK 203 PAGE 657

Executed this 16th day of October 2000.

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.

RIVERVIEW COMMUNITY BANK

BY: TIMOTHY R. ALLAWAY

BY: KAREN M NELSON, Sr. V.P.

BY: MANDEE M. ALLAWAY

STATE OF Washington
COUNTY OF Skamania

I certify that I know or have satisfactory evidence that Timothy and Mande Allaway is the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: October 16, 2000

Paula Seaman
Notary Public in and for the State of Washington
Residing at Skamania
My appointment expires 10.7.2001

STATE OF WASHINGTON)
COUNTY OF Skamania)

KATHY L. MCKENZIE
STATE OF WASHINGTON
NOTARY — PUBLIC
My Commission Expires January 1, 2001

On this 16th day of October, 2000, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Karen M Nelson, to me known to be the Senior Vice President, respectively of Riverview Community Bank, 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 she is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Kathy L McKenzie
Notary Public in and for the State of Washington
Residing at Brewster