

146558

BOOK 232 PAGE 126

FILED
SKAMANIA CO, ORE

Nov 13 10 44 AM '02

J. MICHAEL J. JOHNSON

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WHEN RECORDED RETURN TO:

RIVERVIEW COMMUNITY BANK
PO BOX 1068
700 NE FOURTH AVENUE
CAMAS, WA 98607-0068

SCR 25720



FILED FOR RECORD AT REQUEST OF

WELLS FARGO HOME MORTGAGE

SUBORDINATION AGREEMENT

Reference # (If Applicable):	124022877	
Grantors (Seller): (1)	GORDON MALELLA	Additional on pg.
(2)		Additional on pg.
Grantees (Buyer): (1)	RIVERVIEW COMMUNITY BANK	
(2)		
Legal Description (abbreviated):	LOT 7 ORINGTON HEIGHTS	Additional legal on pg.
Assessor's Tax Parcel ID	03 16 21 3 2 0101 00	

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**, referred to herein as "subordinator", is the owner and holder of a mortgage dated JULY 15, 1996 which is recorded in Volume 158 of Mortgages, Page 493 under Auditor's file number 125788, records of SKAMANIA County.
2. **WELLS FARGO HOME MORTGAGE** referred to herein as "lender", is the owner and holder of a mortgage dated 10-30-02 executed by A.G. Malella (which is recorded 11-13-02 in Volume 232 of Mortgages, Page 107, under Auditor's file number 146557, records of CLATSOP County) (which is to be recorded concurrently herewith).
3. **A.G. MALELLA** 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 or her 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 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 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 supercede 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, administrator, 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.

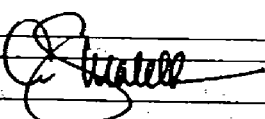
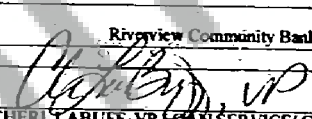
Subordination Agreement continued on page 2 of 2

Subordination Agreement continued

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Executed this 24TH day of OCTOBER, 2002

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.

	<p>Riverview Community Bank</p> 
<p>STATE OF WASHINGTON COUNTY OF <u>Clallam</u> <i>As Marella</i></p> <p>On this day personally appeared before me and to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.</p> <p>Given under my hand and official seal This <u>1st</u> day of <u>November</u>, 2002</p>	<p>STATE OF WASHINGTON COUNTY OF <u>CLARK</u></p> <p>On this 24 day of OCTOBER before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared <u>CHERI LABUFF</u> to me known to be the <u>VICE PRESIDENT</u>, of <u>Riverview Community Bank</u> 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 is the corporate seal of said corporation.</p> <p>Witness my hand and official seal hereto affixed the day and year first above written.</p>

<p>ANGIE CLARK NOTARY PUBLIC</p> <p>Notary Public in and for the State of Washington Residing at: <u>SEATTLE, WASHINGTON</u> My Commission Expires: <u>SEPTEMBER 23, 2004</u></p> <p><i>Angie Clark</i> Signature</p>	<p>THE MAININI Notary Public in and for the State of Washington Residing at: <u>SEATTLE, WASHINGTON</u> My Commission Expires: <u>SEPTEMBER 23, 2004</u></p> <p><i>Joe Mainini</i> Signature</p>
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