146839

BOOK 233 PAGE 561

FILE ... SKAMANIA CO. TITLE

Dec 11 11 00 AM '02

P Lowry

J. MICH... SON

WHEN RECORDED RETURN TO:

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

SCR 25347

Riverview COMMUNITY BANK

FILED FOR RECORD AT REQUEST OF RIVERVIEW COMMUNITY BANK

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SUBORDINATION AGREEMENT

Reference # (If Applicable):	823002664	
Grantors (Seller): (1)	ALICE N ROSEBROOK	Additional on pg.
(2)	SAMUEL R DUNLAP	Additional on pg.
Grantees (Buyer): (1)	RIVERVIEW COMMUNITY BANK	
(2)		
Legal Description (abbreviated):	SEC 27, T3N, R8E, WM	Additional legal on pg.
Assessor's Tax Parcel ID	03 08 27 3 0 0500 00	

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LEIN 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 APRIL 24, 1996, which is recorded in Book 156 of Mortgages, Page 926 under Auditor's file number 125160, records of Skamania County.

2. RIVERVIEW COMMUNITY BANK referred to herein as "lender", is the owner and holder of a mortgage dated 12-3-02, executed by Alice N. Rosebrook & Samuel R. Dunlap (which is recorded 12-11-02 in Volume 233 of Mortgages, Page 542, under Auditor's file number 146838, records of ~~Clark~~ Skamania County) (which is to be recorded concurrently herewith).

3. 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 "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 mad 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

Unofficial Copy

Subordination Agreement continued

Executed this 4TH day of DECEMBER, 2002.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGIATED 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

VP

STATE OF WASHINGTON
COUNTY OF _____

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 own free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal

This _____ day of _____

Notary Public in and for the State of Washington
Residing at _____
My Commission Expires: _____

Signature

STATE OF WASHINGTON
COUNTY OF CLARK

On this 4TH day of December before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CHERI LABUFF to me known to be the VICE PRESIDENT, 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 is the corporate seal of said corporation.
Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington
Residing at: Clark County
My Commission Expires: 10/9/03

Signature

PAULA C. MATTHIESEN
STATE OF WASHINGTON
NOTARY — • — PUBLIC
My Commission Expires OCT 9, 2003

Unofficial Copy