

147235

BOOK 235 PAGE 428

FILED FOR RECORD
SKAMIA COUNTY, WASH
BY MANIA CO. TITLE

JAN 13 2 14 PM '03

YMOSEK

J. MICHAEL J. JOHNSON

WHEN RECORDED RETURN TO:

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

JTC 25395



FILED FOR RECORD AT REQUEST OF

Riverview Community Bank

SUBORDINATION AGREEMENT

Reference # (If Applicable):	810006627	Additional on pg.
Grantors (Seller): (1)	Kody Price	Additional on pg.
(2)	Amy L. Schmeltzer	
Grantees (Buyer): (1)		
(2)		
Legal Description (abbreviated):	s 1/2 sec 25 1/4 n 7e lot block	Additional legal on pg.
Assessor's Tax Parcel ID	03 07 25 4 0 0801 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 Oct. 11, 2001 which was recorded in Volume 215 of Mortgages, Page 675 under Auditor's file number 142582 records of Skamania County.
2. Riverview Community Bank referred to herein as "lender", is the owner and holder of a mortgage dated Jan. 03, 2003 executed by Kody A. Price and Amy L. Price (which is recorded 1-13-03 in Volume 235 of Mortgages, Page 413, under Auditor's file number 147234, records of County) (which is to be recorded concurrently herewith).
3. Kody Price and Amy L. Schmeltzer (Price) 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 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.

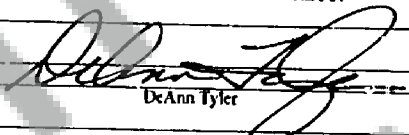
Subordination Agreement continued on page 2 of 2

Subordination Agreement continued

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Executed this 3rd day of Jan 2003.

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.

	 DeAnn Tyler
STATE OF WASHINGTON COUNTY OF CLARK On this day personally appeared before me to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged that she signed the same as her own free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal This day of	STATE OF WASHINGTON COUNTY OF CLARK On this 3rd day of Jan 2003 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DeAnn Tyler to me known to be the AVP/Asst Mgr 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 My Commission Expires:	SUE MAININ STATE OF WASHINGTON NOTARY PUBLIC My Commission Expires 30th 12 2003	Notary Public in and for the State of Washington Residing at My Commission Expires:
Signature	Signature	Signature