

147668

BOOK 237 PAGE 474

FILED  
STAMP  
BY: APABAMA CO. LLC

FEB 19 3 15 PM '03

*Olson*

J. H. H. 1904

**AFTER RECORDING MAIL TO:**

Name RIVERVIEW COMMUNITY BANK

Address PO BOX 1068

City/State CAMAS, WA 98607

ATTN: GRETA COOPER

**Document Title(s): (or transactions contained therein)**

1. Subordination Agreement

2.

3.

4.

**Reference Number(s) of Documents assigned or released:**

*Auditor File NO. 146015*

*September 23, 2002*

*AK 229 B 736*

☐ Additional numbers on page \_\_\_\_\_ of document



**First American Title  
Insurance Company**

(this space for title company use only)

**Grantor(s): (Last name first, then first name and initials)**

1. I & P Investments LLC

2.

3.

4.

5. ☐ Additional names on page \_\_\_\_\_ of document

**Grantee(s): (Last name first, then first name and initials)**

1. Riverview Community Bank

2.

3.

4.

5. ☐ Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)**

SW 1/4 of the SE 1/4 Sec 34 T2N R5E & PTN of SW 1/4 of the SE 1/4  
SEC 34 T2N R5E

☐ Complete legal description is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel / Account Number(s):**

02-05-34-00-09-08-00 and 02-05-34-0-0-0912-00

WA-1

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

BOOK 237 PAGE 475

When recorded return to:

Name: Riverview Community Bank  
Address: P.O. Box 1068  
City, State, Zip: Camas, WA 98607

#### SUBORDINATION AGREEMENT

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, Lender and Owner agree as follows:

1. I & P INVESTMENTS LLC referred to herein as "Subordinator", is the owner and holder of a mortgage dated September 16, 2002, which is recorded in volume 229 of Mortgages, page 736, under Auditor's File No. 146015, and Re-recorded under Auditor's File No. 147666 records of Skamania County.
2. Riverview Community Bank referred to herein as "Lender" is the owner and holder of the mortgage dated May 30 2000, executed by Jerry Cates & Diane Cates, Husband & Wife (which is recorded in Volume        of Mortgages, page       , under Auditor's File No. 138262, and Re-recorded under Auditor's File No. 146959, records of Skamania County) (which is to be recorded concurrently herewith.)
3. Jerry Cates & Diane Cates referred to herein as "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", in part derived through the lenders agreement for partial release, receipt and sufficiently of which is hereby acknowledged, and to induce "Lender" to enter into agreement of Partial Release, 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. It is understood by the parties hereto that "Lender" has made a loan secured by the mortgage in paragraph two (2) and that Subordinator would not enter into this Agreement without Lenders Agreement for Partial Release.

6. This Agreement and the Agreement for Partial Release 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.
7. The heirs, administrators, assigns and successors in interest of the "Subordinator" and the Lender shall be bound by this Agreement and the Agreement for Partial Release. 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 30 day of January 2003.

I & P INVESTMENTS LLC

BY: Mick Panketto  
ITS: Managing Member

BORROWERS:

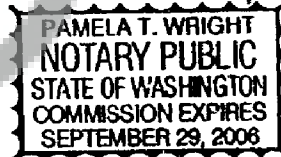
Jerry Cates  
JERRY CATES  
Diane J. Cates  
DIANE CATES

STATE OF Washington  
COUNTY OF Clark ) ss

On this 30th day of January, 2003, before me, the undersigned, a Notary Public in and for the State of WA, duly commissioned and sworn, personally appeared Mick Panketto to me known to be the Managing Member of the Corporation/LLC that executed the foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of said Corporation, for the uses and purposes therein mentioned, and on oath stated that she authorized the execution of 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.

Pamela T. Wright  
Notary Public in and for the State of Washington  
Residing at Panorama  
My appointment expires 9/29/06





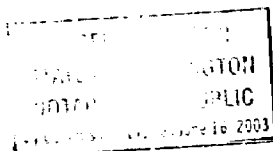
BOOK 237 PAGE 477

STATE OF Washin  
COUNTY OF Clark

SS

I certify that I know or have satisfactory evidence that Jerry & Diane Cates and  
is/are 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.

Dated: 2-4-2003



Karen M. Oels

Notary Public in and for the State of Washington  
Residing at Camas  
My appointment expires 6-16-03