

148430

BOOK 240 PAGE 927

FILE
STATE
SKAMANIA CO. ITM

APR 21 1 31 PM '03

CAMER

J. K. K.

WHEN RECORDED RETURN TO:

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

FILED FOR RECORD AT REQUEST OF

COUNTRYWIDE HOME LOANS

SUBORDINATION AGREEMENT

Reference # (If Applicable):	170000265	Additional on pg.
Grantors (Seller): (1)	GARY W. MORNINGSTAR	Additional on pg.
(2)	LINDA L. MORNINGSTAR	
Grantee (Buyer): (1)	RIVERVIEW COMMUNITY BANK	
(2)		
Legal Description (abbreviated):	LOT 10, HOT SPRINGS, BK D, PG 64	Additional legal on pg.
Assessor's Tax Parcel ID	03-08-21-3-0-2510-00	

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 **AUGUST 31, 1999**, which is recorded in Book 192 of Mortgages, Pages 955-963 under Auditor's file number 136205, records of CLATSOP County.
2. **COUNTRYWIDE HOME LOANS**, referred to herein as "lender", is the owner and holder of a mortgage dated 4-11-03, executed by Gary W. Morningstar & Linda L. Morningstar (which is recorded 4-21-03 in Volume 240 of Mortgages, Page 916, under Auditor's file number 148430, records of CLATSOP 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 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 9111 day of APRIL, 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.

	Riverview Community Bank
	<i>[Signature]</i>
STATE OF WASHINGTON COUNTY OF _____	STATE OF WASHINGTON COUNTY OF CLARK
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.	On this 9111 day of APRIL before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CHRISTINA 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 official seal of said corporation.
Given under my hand and official seal This ____ day of _____	Witness my hand and official seal _____ year first above written.
Notary Public in and for the State of Washington Residing at: _____ My Commission Expires: _____	Notary Public in and for the State of Washington Residing at: Clark County, Washington My Commission Expires: 10/15/2005
Signature _____	Signature <i>[Signature]</i>

