

148905

BOOK 243 PAGE 311

WHEN RECORDED RETURN TO:
COLUMBIA CREDIT UNION
REAL ESTATE DEPARTMENT
P.O. BOX 324
VANCOUVER, WA 98666

FILED IN CLARK COUNTY
STATE OF WASH
CLARK COUNTY TITLE
MAY 29 12 32 PM '03
J. MICHAEL GAVINSON

40648-66

(Space above this line for recording purposes)

CT 87339 DB

SUBORDINATION AGREEMENT Subordination of Deed of Trust

THIS SUBORDINATION AGREEMENT (the "Agreement") is made and entered into this 21ST day of MAY, 2003 by TERRY L SASSAMAN and VICKI R SASSAMAN (the "Owner"), and COLUMBIA CREDIT UNION (the "Beneficiary").

RECITALS

1. The owner executed a deed of trust to COLUMBIA CREDIT UNION, Trustee (the "Beneficiary's Deed of Trust") dated 08/01/01 encumbering the following described real property (the "Property"):

02-05-19-20-0115-00
Lot 3, SKAMANIA HIGHLANDS, according to the plat thereof,
recorded in Book "A" of plats, page 140, records of Skamania
County, Wash.

to secure a promissory note in the sum of \$ 55,000.00, dated 08/01/01 in favor of Beneficiary, which deed of trust was recorded 08/13/01 in Auditor's File No. 141983 of the records of the County of SKAMANIA, State of WA.

2. The owner has now or is about to execute a new deed of trust (the "New Lender's Deed of Trust") and note in the sum of \$ 88,500.00, dated 05/20/03, in favor of COLUMBIA CREDIT UNION (the "New Lender"), which will also encumber the Property and which will also be recorded in the official records of the County of CLARK, State of WASHINGTON.

3. It is a condition precedent to obtaining the new loan (the "New Loan") from the New Lender that the New Deed of Trust shall unconditionally be and remain at all times a lien upon the Property that is prior and superior to the lien of the Beneficiary's Deed of Trust, and that the Beneficiary subordinates the Beneficiary's Deed of Trust to the New Lender's Deed of Trust.

4. It is to the mutual benefit of the parties to this Agreement that the New Lender make the New Loan to the Owner, and the Beneficiary is willing to subordinate the Beneficiary's Deed of Trust to the New Lender's Deed of Trust.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce the New Lender to make the New Loan, the parties agree as follows:

(1) That the New Lender's Deed of Trust, together with any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the Property that is prior and superior to the lien or charge of Beneficiary's Deed of Trust until the New Lender's promissory note secured by the New Lender's Deed of Trust is paid. Notwithstanding anything to the contrary, this Agreement shall not extend to any principal advances made by the New Lender after the date of the New Loan, except that this Agreement shall extend to future advances made for taxes, insurance, fees, costs, and expenses required to protect the interests of the New Lender in connection with the New Loan;

(2) That the New Lender would not make the New Loan without this Agreement; and

(3) That this Agreement shall be the whole and only agreement with regard to the subordination of the Beneficiary's Deed of Trust to the New Lender's Deed of Trust.

The Beneficiary agrees and acknowledges:

(1) That the New Lender in making disbursements pursuant to the New Loan is under no obligation or duty to, nor has the New Lender represented that it will, see to the application of such proceeds by the person or persons to whom the New Lender disburses such proceeds;

(2) That the Beneficiary unconditionally subordinates the Beneficiary's Deed of Trust in favor of the New Lender's Deed of Trust and understands that in reliance upon, and in consideration of this subordination, specific loans and advances are being and will be made and as part and parcel thereof specific monetary and other obligations are being and will be entered into that would not be made or entered into but for said reliance upon this subordination; and

(3) That the Beneficiary's Deed of Trust has by this instrument been subordinated to the New Lender's Deed of Trust subject to the provisions of this Agreement.

Cindy Campano

By CINDY CAMPANO
Its: R.E. OPERATIONS MANAGER

STATE OF WASHINGTON)

COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that CINDY CAMPANO is the person(s) who appeared before me, and said person(s) acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument. Given under my hand and official seal this 21 day of MAY, 2003.



By *Linda J. Tendollen*
LINDA J. TENDOLLEN

Notary Public in and for the State of: WA

Residing at: VANCOUVER

My commission expires: 12/28/06