

Doc # 2004155453
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of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$21.00

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FILED FOR RECORD AT REQUEST OF

RIVERVIEW COMMUNITY BANK

SUBORDINATION AGREEMENT

CRS:946223

Reference # (If Applicable):		Additional on pg.
Grantors (1)	WILLIAM G BRAY	Additional on pg.
(2)	MARY ELLEN BRAY	
Grantees (1) (2)	Riverview Community Bank	
Grantee (1)	Washington Mutual	
Legal Description (abbreviated):	SW 1/4 SEC 25 T4N R7E	Additional legal on pg.
Assessor's Tax Parcel ID	04-07-02-3-0-0103-00 & 0104	Exhibit A

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.


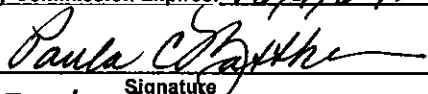
The undersigned subordinator and owner agrees as follows:

1. Riverview Community Bank, referred to herein as "subordinator", is the owner and holder of a mortgage dated JUNE 02, 2004 which is recorded in Book of Mortgages, Pages under Auditor's file number 2004153232, records of SKAMANIA County.
2. WASHINGTON MUTUAL referred to herein as "lender", is the owner and holder of a mortgage dated 8/9/04 *
3. , executed by WILLIAM G BRAY AND MARY ELLEN BRAY, under Auditor's file number 2004154462 records of Clark County, State of Washington. * SKAMANIA County
4. WILLIAM G BRAY AND MARY ELLEN BRAY referred to herein as "owner", is the owner of all the real property described in the mortgage identified above in paragraph 2.
5. 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

Executed this 7TH day of OCTOBER, 2004.

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.

Prepared by: Cheri LaBuff Riverview Community Bank 700 NE 4th Ave. Camas, WA 98607	CHERI LABUFF 
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 _____, _____.	STATE OF WASHINGTON COUNTY OF CLARK On this 7TH day of OCTOBER, 2004 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: _____ My Commission Expires: _____ _____ Signature	Notary Public in and for the State of Washington Residing at: <u>Clark County</u> My Commission Expires: <u>10/9/07</u>  _____ Signature Paula C. Matthiesen

PAULA C. MATTHIESEN
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
OCTOBER 9, 2007

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25; TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE STEEL HEAD POINT SHORT PLAT, RECORDED IN BOOK 3 OF PLATS, PAGE 187, SKAMANIA COUNTY DEED RECORDS.

TOGETHER WITH A 20 FOOT AND A 60 FOOT ROADWAY EASEMENT OVER LOT 2, AS SHOWN ON THE RECORDED RIVER BLUFF SHORT PLAT, RECORDED IN BOOK 3 OF PLATS, PAGE 188, SKAMANIA COUNTY DEED RECORDS.

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