

~~AFTER RECORDING MAIL TO:~~

Doc # 2006160792
Page 1 of 4
Date: 03/09/2006 12:44P
Filed by: FIRST AMERICAN LENDERS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$35.00

Name Lacamas Community Credit Union

Address PO Box 1108

City, State, Zip Camas, WA 98607

Filed for Record at Request of:

Lacamas Community Credit Union

Requested by and
Return to:
Recording Department
First American Lenders Advantage
1801 Lakepointe Drive, Suite 111
Lewisville, TX 75057
(469) 322-2500

Order: 3425739AM apr: 01-05-06-0-0-0400-80

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.

DOT Date: 1-26-06
INS. No.: 2006160344

The undersigned subordinator and owner agrees as follows:

1. Lacamas Community Credit Union referred to herein as "subordinator," is the owner and holder of a mortgage dated 11/12/2003 which is recorded in volume _____ of Mortgages, page _____ under auditor's file No. 151156, records of Clark County.
2. EMAC Mortgage Corporation referred to herein as "lender," is the owner and holder of a mortgage dated 01/03/2006 executed by Eric P. Balholm and Linda S. Balholm _____ (which is recorded in volume _____ of Mortgages, page _____ under auditor's file No. _____, records of _____ County) (which is to be recorded concurrently herewith).
3. Eric P. Balholm and Linda S. Balholm 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 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 hereto 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 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.
8. The heirs, administrators, 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.

Executed this _____ day of _____, _____.

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 TOHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH HIS/HER/THEIR ATTORNEYS WITH RESPECT THERETO.

Lacamas Community Credit Union

By *Marsha A. Leifsen Sr MSO*
Marsha A. Leifsen, Sr MSO

By _____

STATE OF WASHINGTON _____)

)-ss

COUNTY OF CLARK _____)

I certify that I know or have satisfactory evidence that Marsha A. Leifsen (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/18/06

ROCHELLE F. GETTMANN
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
OCTOBER 18, 2007

Rochelle F. Gettmann
Notary Public in and for the state of Washington
My appointment expires: 10/18/06

STATE OF WASHINGTON

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that _____ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the _____ of Lacamas Community Credit Union to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the state of _____
My appointment expires: _____

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Exhibit "A"

Legal Description

The land referred to in this Report is situated in the **STATE OF WASHINGTON, COUNTY OF SKAMANIA, CITY OF WASHOUGAL**, and is described as follows:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE CAPE HORN COUNTY ROAD, SAID POINT BEING APPROXIMATELY 1854 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID ROAD EAST OF THE WEST LINE OF SAID SECTION 6, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JOSEPH ALBERT MEYERS AND WIFE BY DEED RECORDED AT PAGE 496 OF BOOK 33 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 209 FEET ; THENCE WEST 209 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF TRACT OF LAND CONVEYED TO CLAUDE STELTER AND WIFE BY DEED RECORDED AT PAGE 258 OF BOOK 36 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON, 209 FEET, MORE OR LESS, TO THE NORTH LINE OF THE CAPE HORN COUNTY ROAD AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE CAPE HORN COUNTY ROAD, SAID POINT BEING APPROXIMATELY 1.854 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID ROAD EAST OF THE WEST LINE OF SAID SECTION 6, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JOSEPH ALBERT MEYERS AND WIFE BY DEED RECORDED AT PAGE 496 OF BOOK 33 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 435 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO A. R. MEYERS AND WIFE BY DEED RECORDED AT PAGE 87 OF BOOK 40 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE WEST 523 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO CLAUDE STELTER AND WIFE BY DEED RECORDED AT PAGE 258 OF BOOK 36 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE

SOUTH ALONG THE EAST LINE OF SAID STELTER TRACT TO THE NORTHERLY LINE OF THE CAPE HORN COUNTY ROAD AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING.

ALSO EXCEPT;

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD KNOWN AND DESIGNATED AS THE CAPE HORN COUNTY ROAD, SAID POINT BEING APPROXIMATELY 1854 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID ROAD EAST OF THE WEST LINE OF SAID SECTION 6, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO JOSEPH ALBERT MEYERS AND WIFE BY DEED RECORDED AT PAGE 496 OF BOOK 33 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE 209 FEET; THENCE WEST 209 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE TRACT OF LAND CONVEYED TO CLAUDE STELTER AND WIFE BY DEED RECORDED AT PAGE 258 OF BOOK 36 OF DEED , RECORDS OF SKAMANIA COUNTY WASHINGTON, 209 FEET, MORE OR LESS TO THE NORTH LINE OF THE CAPE HORN COUNTY ROAD AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ROAD TO THE POINT OF BEGINNING.

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