



John & Stella McGuire
6920 Green Mt Rd
Woodland, WA 98674

Doc # 2006164314
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Date: 12/28/2006 11:05A
Filed by: CLARK COUNTY TITLE
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of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$34.00

Return to:

John & Stella McGuire
6920 Green Mt Rd
Woodland, WA 98674

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN THE SIGNER'S SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

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This Subordination Agreement is executed this 26th day December, 2006 by John McGuire and Stella R. McGuire, husband and wife herein "Subordinator."

RECITALS

1. The owner of the subject property of this Subordination Agreement is:

Mark Moser and Janet Moser, husband and wife

said property is situated in the County of Skamania, State of Washington, herein "the Real Property", and described as follows:

Lot 2 of the J.C.'S SHORT PLAT, recorded under Auditor's File No. 2005157844, records of Skamania County, Washington.

2. Owner has obtained a loan in the amount of \$299,998.00 from Home123 Corporation, herein Lender, secured by a trust deed or mortgage against the Real Property, herein "Lender's Encumbrance," dated December 22, 2006, recorded on December 20th, 2006, as recording reference AF 2006164313, records of above referenced county.

3. Subordinator has an interest in or lien upon the Real Property described below, as follows:

☒ (Trust Deed): As beneficiary under a trust deed dated January 13, 2006, and recorded January 13, 2006, as recording reference 2006160228, records of above referenced county.

☐ (Mortgage): As mortgagee under a mortgage dated , and recorded as recording reference , records of above referenced county.

☐ (Contract) As land sale contract under a contract dated , which, or a memorandum of which, was recorded as recording reference , records of above referenced county.

☐ (Other - Specify): .

The above interest is herein referred to as "Subordinator's Lien."

4. Subordinator has never sold or assigned Subordinator's Lien and is the present owner and holder thereof and all obligations thereby secured.
5. Subordinator has agreed and consented to subordinate Subordinator's Lien to Lender's Encumbrance.

AGREEMENT

NOW, THEREFORE, In consideration of benefits to Subordinator from Owner, receipt and sufficiency of which are hereby acknowledged, Subordinator hereby consents, covenants and agrees that all of Subordinator's right, title, lien and interest in, to, and upon the Real Property, shall be subject to and subordinate to Lender's Encumbrance and that Lender's Encumbrance, including any and all advances, extensions or renewals thereof, shall be first, prior, and superior to any right, title, lien or interest of the Subordinator.

Subordinator acknowledges that, prior to the execution hereof, Subordinator has had the opportunity to examine the terms of Lender's Encumbrance, note, and agreements relating thereto; that Subordinator consents to and approves same, and recognizes that Lender has no obligation to Subordinator to advance any funds under Lender's Encumbrance or to see to the application of Lender's funds; and that any application or use of such funds for purposes other than those provided for in Lender's Encumbrance, note or agreements shall not defeat this Subordination Agreement, in whole or in part.

It is expressly understood and agreed that nothing herein contained shall be construed to change, alter or impair the Subordinator's Lien, except as herein expressly set forth.

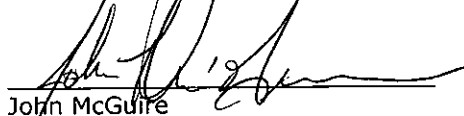
In the event that the loan above mentioned is an additional advance to be made under the open-end provisions of an existing trust deed or mortgage held by the Lender as a first lien upon the Real Property, Subordinator agrees that all of Subordinator's right, title, lien or interest in, to and upon the Real Property shall be subject to and subordinate to the Lender's existing trust deed or mortgage not only for the unpaid balance of the original loan and any further advances heretofore made and secured by Lender's Encumbrance, but also for the additional advances now and hereafter to be made by Lender to Owner.

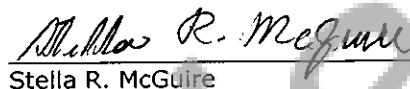
Subordinator agrees to pay Lender's attorney fees and costs in any action to enforce this Agreement, whether through arbitration, bankruptcy or insolvency proceedings, civil action, appeals, or otherwise.

This Agreement binds Subordinator's heirs, representatives, successors and assigns, and it shall inure to the benefit of the assignees or transferees of Lender's Encumbrance and the obligations secured thereby.

NOTICE: UNDER THE TERMS OF THIS SUBORDINATION AGREEMENT, THE NEW LOAN PROCEEDS 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 ABOUT THIS AGREEMENT. READ THIS AGREEMENT CAREFULLY, AND DO NOT SIGN IT UNLESS ALL OF ITS PROVISIONS ARE ACCEPTABLE TO YOU.

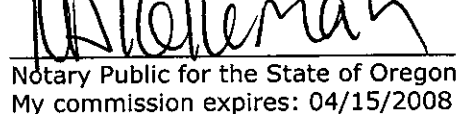
IN WITNESS WHEREOF, Subordinator has executed this Subordination Agreement on the date first above written.


John McGuire


Stella R. McGuire

STATE OF OREGON
County of Clackamas

This instrument was acknowledged before me this 22nd day of December, 2006 by John McGuire and Stella R. McGuire


Notary Public for the State of Oregon
My commission expires: 04/15/2008

