

RETURN ADDRESS:

LSI
Non-Aqua Dept./ Anabel Garcia
2550 N Red Hill Ave.
Santa Ana, CA 92705

Scr 31747

DOCUMENT TITLE(S): Subordination Agreement

REFERENCE NUMBER(S) OR RELATED DOCUMENTS: 8683794

GRANTOR(S): Raymond A. Breitenbauch and Roxana Breitenbauch

GRANTEE(S): WELLS FARGO BANK, N.A.

TRUSTEE: NORTHWEST TRUSTEE SERVICES LLC

LEGAL DESCRIPTION: SEC 19 T2N R5E *page 4*

Assessor's Tax Parcel ID Number: 02-05-19-0-0-1804-00

The County Auditor will rely on the information provided on this form. The staff will not read the document to verify the accuracy of completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. The fee for non-standard processing is \$50.00

Signature of Requesting Party

AFTER RECORDING MAIL TO:

Lacamas Community Credit Union

Address PO Box 1108

City, State, Zip Camas, WA 98607

Filed for Record at Request of:

Lacamas Community Credit Union

WA-8643794 SUBORDINATION AGREEMENT 0125822064 / 195

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. **Lacamas Community Credit Union** referred to herein as "subordinator," is the owner and holder of a mortgage dated 1/12/2006 which is recorded in volume ____ of Mortgages, page ____ under auditor's file No. 2006160258, records of Skamania County.
2. Wells Fargo referred to herein as "lender," is the owner and holder of a mortgage dated 5.17.2010 executed by **Raymond A. Breitenbauch** (which is recorded in volume 2010175742 of Mortgages, page ____ under auditor's file No. 2010, records of SKAMANIA County) (which is to be recorded concurrently herewith).
3. **Raymond A. Breitenbauch** 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.
9. The dollar amount of this request not to exceed **\$146,112.00**

Executed this 17 day of March, 2010

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 *Sharon Mayhew*
Sharon Mayhew, Mortgage Specialist

By _____

By _____

By _____

By _____

By _____

By _____

By _____

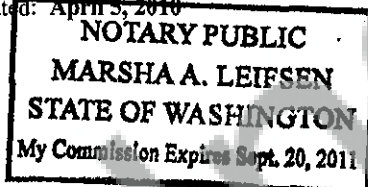
STATE OF WASHINGTON

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COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Sharon Mayhew is the person 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: April 5, 2010



Marsha A. Leifsen
Notary Public in and for the state of Washington

My appointment expires: 9-20-2011

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: _____

LEGAL DESCRIPTION
EXHIBIT "A"

A Tract of land in Southeast Quarter of Section 19, Township 2 North, Range 5 East of the Willamette Meridian in the County of Skamania, State of Washington, described as follows:

Lot 2, Luther and Jaqueline Anderson Short Plat, recorded in Book 2 of Plats, Page 5A, Skamania County Records.

APN: 02-05-19-0-0-1804-00

(Order Id # 8643794)