

WHEN RECORDED RETURN TO:

RIVERVIEW COMMUNITY BANK  
PO BOX 872290  
VANCOUVER, WA 98687



FILED FOR RECORD AT REQUEST OF

RIVERVIEW COMMUNITY BANK

**SUBORDINATION AGREEMENT**

Reference # (If Applicable):	700199794	Additional on pg.
Grantors (Seller): (1)	Mark Waters	Additional on pg.
(2)	Bethany Waters	
(3)		
Grantees (Buyer): (1)		
(2)		
Legal Description (abbreviated):	SW 1/4 Section 20 T3N R10EWM	Additional legal on pg.
Assessor's Tax Parcel ID	03-10-20-0-0-1103-00	

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 May 1, 2006, which mortgage is duly recorded on May 2, 2006, under Auditor's File No. 2006161408, records of Skamania County.
2. Riverview Community Bank, referred to herein as "lender", is the owner and holder of a mortgage dated Aug 9-2010 executed by MARK & BETHANY WATERS (which is recorded on 8-19-2010, in Volume 2010176189 of Mortgages, Page 2, under Auditor's file number 2010176189, records of Skamania County) (which is to be recorded concurrently herewith).
3. Mark Waters and Bethany Waters 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 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 there under, 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

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Executed this 16<sup>th</sup> day of July 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 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.

RIVERVIEW COMMUNITY BANK

[Signature]  
Cheri Smith, Senior Vice President

STATE OF WASHINGTON  
COUNTY OF CLARK

On this 16<sup>th</sup> day of July, 2010 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cheri Smith to me known to be the Senior 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: Vancouver

My Commission Expires: Feb 13

Signature

TIFFANY L CARSON  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
FEBRUARY 1, 2013

EXHIBIT 'A'

A tract of land located in the Southeast Quarter of the Southwest Quarter of Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 20; thence North 440 feet to the initial point of the tract hereby described; thence West 217 feet; thence North 200 feet; thence East 217 feet; thence South 200 feet to the point of beginning.

TOGETHER WITH an easement and right of way for road and utility purposes over and across the North 40 feet of the South 880 feet of the East 217 feet of the Southeast Quarter of the Southwest Quarter of the said Section 20, and over and across the Lyle W. Ternahan property to County Road No. 3130 designated as the Kollock-Knapp Road, and over and across the North 300 feet of the East 267 feet of the South 880 feet of the Southeast Quarter of the Southwest Quarter of the said Section 20, except the East 217 feet thereof.