


WHEN RECORDED RETURN TO:
COLUMBIA CREDIT UNION
HOME EQUITY DEPARTMENT
P.O. BOX 324
VANCOUVER, WA 98666

 Columbia Gorge Title - 32664

(Space above this line for recording purposes)

SUBORDINATION AGREEMENT

Subordination of Deed of Trust

THIS SUBORDINATION AGREEMENT (the "Agreement") is made and entered into this 21 day of May, 2012 by Eric D Hansen and Lori A Hansen (the "Owner"), and Columbia Credit Union (the "Beneficiary").

RECITALS

1. The owner executed a deed of trust to Columbia Credit Union, Trustee (the "Beneficiary's Deed of Trust") dated 06/07/2010 encumbering the following described real property (the "Property"):

See attached page for full legal description.

to secure a promissory note in the sum of \$20,000, dated 06/07/2010 in favor of Beneficiary, which deed of trust was recorded 06/14/2010 in Auditor's File No. 2010175723 of the records of the County of Skamania, State of Washington.

2. The owner has now or is about to execute a new deed of trust (the "New Lender's Deed of Trust") and note for an amount up to \$219,600, dated 05/23/2012 in favor of HomeStreet Bank, A Washington State Charter Bank (the "New Lender"), which will also encumber the Property and which will also be recorded in the official records of the County of Skamania, State of Washington. Auditor File No. 2012180745.

3. It is a condition precedent to obtaining the new loan (the "New Loan") from the New Lender that the New Deed of Trust shall unconditionally be and remain at all times a lien upon the Property that is prior and superior to the lien of the Beneficiary's Deed of Trust, and that the Beneficiary subordinates the Beneficiary's Deed of Trust to the New Lender's Deed of Trust.

4. It is to the mutual benefit of the parties to this Agreement that the New Lender make the New Loan to the Owner, and the Beneficiary is willing to subordinate the Beneficiary's Deed of Trust to the New Lender's Deed of Trust.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce the New Lender to make the New Loan, the parties agree as follows:

A tract of land located in the Northeast Quarter of Section 36, Township 3 North, Range 7 East, of the Willamette Meridian, in the County of Skamania, State of Washington, as follows:

Commencing at the Northeast corner of said Section 36; thence South 00°40'20" West along the East section line of said Section 36, a distance of 1312.00 feet to the Southeast corner of said subdivision; thence North 89°31'34" West along the South line of said subdivision, a distance of 1136.21 feet to a point that is marked by a yellow plastic survey marker imprinted "Bell Design 11873" set on a 5/8 inch diameter rebar and the True Point of Beginning; thence North 89°31'34" West along the South line of said subdivision, a distance of 185.81 feet to the Southwest corner of said subdivision (also, the Southwest corner of that certain deed recorded in Book 151, Page 536 of Skamania County records on August 2, 1995) monumented with a yellow plastic survey marker imprinted "Bell Design 11873" set of a 5/8 inch diameter rebar; thence North 00°30'08" East along the West line of said subdivision, a distance of 297.30 feet to a point on the South right of way line of a County road designated as Simmons Road, said point is monumented with a yellow plastic survey marker imprinted "Bell Design 11873" set of a 5/8 inch diameter rebar; thence Easterly a distance of 22.54 feet along said South right of way line which is a curve having a radius of 1935.00 feet and a central angle of 00°40'03" and being subtended by a chord which bears North 73°09'29" East, a distance of 22.54 feet to a Skamania County aluminum right of way marker; thence continuing along said South right of way line South 17°15'52" East, a distance of 5.00 feet to a Skamania County right of way marker; thence continuing Easterly along said South right of way line a distance of 44.17 feet in a curve having a radius of 1940.00 feet and a central angle of 01°18'16" and being subtended by a chord which bears North 72°10'19" East a distance of 44.16 feet; thence continuing along said South right of way line North 71°31'11" East, a distance of 96.15 feet to a point that is marked by a yellow plastic survey marker imprinted "Bell Design 11873" set on a 5/8 inch diameter rebar; thence South 04°27'55" East, a distance of 345.63 feet to the True Point of Beginning.

Together with the East 20 feet of the following:

All that part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, lying Easterly of the County road known and designated as the Kanaka Creek Road and Southerly of the County road known and designated as the Simmons Road.