

WHEN RECORDED, RETURN TO:  
FIRST AMERICAN MORTGAGE SERVICES  
1100 SUPERIOR AVENUE, SUITE 200  
CLEVELAND, OHIO 44114  
ATTN: RECORDING COORDINATORS

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

Loan No.: 47000526

DATE: July 31, 2012

146539 Bk 232 Page 29 11/12/2002

Reference # (if applicable): 150653 Bk 251 Page 982 Additional on page 2

Grantor(s):

1. James A. Gassaway

10/9/2003

Grantee(s)

1. Rivermark Community Credit Union

Legal Description: Lot 1 SP3-424

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Assessor's Tax Parcel ID#: 02-05-29-0-0-0611-00

This Subordination Agreement made this 31st day of July, 2012 by West Coast Bank (hereafter referred to as "Beneficiary"), present owner and holder of the Deed of Trust and Note first hereafter described, in favor Rivermark Community Credit Union (hereafter referred to as "Lender");

GASSAWAY  
44562952 WA  
FIRST AMERICAN ELS  
SUBORDINATION AGREEMENT

1 of 2

**SUBORDINATION AGREEMENT**

This Subordination Agreement made this 31st day of July, 2012 by **West Coast Bank, 25977 SW Canyon Creek Rd, Ste J, Wilsonville, OR 97070** (hereafter referred to as "Beneficiary"), present owner and holder of the Deed of Trust and Note first hereafter described, in favor **Rivermark Community Credit Union** (hereafter referred to as "Lender");

**WITNESSETH**

THAT WHEREAS, James A. Gassaway, whose address is 172 Upland Rd, Washougal, WA 98671, (hereafter referred to as "Owner") did execute a Deed of Trust, dated November 7, 2002 to West Coast Bank as Beneficiary, covering that certain real property described as follows:

Lot 1 of the Gassaway short plat, recorded in volume 3 of short plats, page 424, Skamania County, Washington.

Situated in the County of Skamania, State of Washington

to secure a Note in the sum of \$100,000.00 and any other obligations secured thereby dated November 7, 2002, in favor of West Coast Bank which Deed of Trust was recorded November 12, 2002, Recording No. 146539 in Book 232, Page 29, Official Records of Skamania County and State of Washington and modified to secure a Note in the sum of \$185,000.00 and any other obligations secured thereby dated October 1, 2003, in favor of West Coast Bank which Modification of Deed of Trust was recorded October 9, 2003, Recording No. 150653, in Book 251, Page 982, Official Records of Skamania County and State of Washington.

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note not to exceed the sum of \$98,000.00 dated 8/13/2012, in favor of Lender, payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith; and  
*recorded 8-23-2012 in #2012181360*

WHEREAS, It is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land herein before described, prior and superior to the lien or charge of the Deed of Trust first mentioned, Owner has requested Beneficiary to subordinate Beneficiary's lien to the lien about to be taken by Lender.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed to as follows:

- (1) That said Deed of Trust securing said Note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Deed of Trust first above mentioned.
- (2) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender above referred to.

IN WITNESS WHEREOF, West Coast Bank has signed this subordination, the day and year above written.

BENEFICIARY:

West Coast Bank

BY: Tracy James  
Tracy James, Loan Production Specialist III

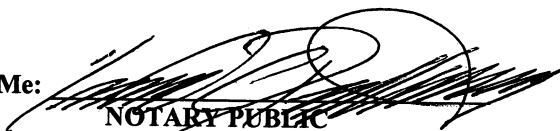
STATE OF OREGON

COUNTY OF CLACKAMAS

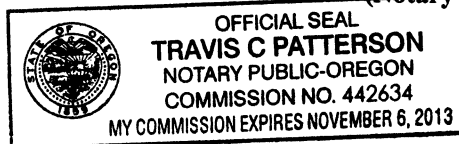
This Instrument was acknowledged before me on this 31 day of July, 2012.

By Tracy James, as Loan Production Specialist III of West Coast Bank.  
(Notary Stamp)

Before Me:

  
NOTARY PUBLIC

My Commission Expires: **NOV 06 2013**



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