

Skamania County, WA
Total: \$205.50 Pgs=3
SUBOR
Request of: CLEAREDGE TITLE, INC.
eRecorded by: Simplifile

2021-003916

11/29/2021 08:05 AM

Return Address:

ClearEdge Title
2605 Enterprise Rd E
Clearwater, FL 33759
CE Title# WCWA811807
CGT # S21-0786KM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Subordination
2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

2021-002416

Additional reference #'s on page 1 of document

Grantor(s) (Last name, first name, initials)

1. Rivermark Community Credit Union
2. _____

Additional names on page 1 of document.

Grantee(s) (Last name first, then first name and initials)

1. First Guaranty Mortgage Corporation
2. Gunn, Benjamin
3. Gunn, Andrea

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 15 & E 1/2 Lot 14 Blk 3 Woodard Marina Estates Bk A/ Pg 114

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

assigned
02-06-34-1-4-2900-00

☐ Assessor Tax # not yet

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

AFTER RECORDING, RETURN TO:

Rivermark Community Credit Union
PO Box 4044
Beaverton, OR 97076-4044

WCWA 811807
Parcel ID: 02-06-34-1-4-2900-00

SUBORDINATION AGREEMENT OF A DEED OF TRUST

THIS AGREEMENT, Made and entered into this 11th day of October, 2021 by and between Rivermark Community Credit Union at 9125 SW Gemini Dr Suite 100 Beaverton, OR 97008 here in after called the first party, and First Guaranty Mortgage Corporation dba Goodmortgage.com , at 5800 Tennyson Parkway Suite 450 Plano, TX 75024 second party; WITNESSETH:

On or about July 01/2021, Benjamin Gunn & Andrea Gunn, the owners of the following described property in Skamania County, Washington, to-wit:

LOT 14 EXCEPT THE WEST 36 FEET THEREOF AND ALL OF LOT 15, BLOCK 3 OF WOODARD MARINA ESTATES, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED IN BOOK 'A' OF PLATS, PAGE 114, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

Property address: 651 Skamania Landing Road Stevenson, WA 98648

Executed and delivered to the first party a certain Trust Deed (herein called the first party lien) on the property to secure the sum of \$60,000 which lien was recorded on 07/12/2021 in the file records of Skamania County, Washington in Book/reel/volume No. n/a at page n/a and/or as fee/file/instrument/microfilm/reception No. 2021-002416.

Reference to the document so recorded or filed hereby is made. The first party has never sold or assigned first party's lien and at all times since the date thereof has been and now is the owner and holder thereof and the debt thereby secured.

The second party is about to loan the sum not to exceed \$222,000.00 to the present owner of the property, with interest thereon at a rate not exceeding 2.875% per annum. The loan is to be secured by the present owner's Trust Deed (hereinafter called the second party's lien) upon the property and is to be repaid not more than 30 years from its date.

To induce the second party to make the loan last mentioned, the first party heretofore has agreed and consented to subordinate first party's lien to the lien about to be taken by the second party as above set forth.

NOW, THEREFORE, for the value received, and for the purpose of inducing the second party to make the loan aforesaid, the first party, first parties personal representatives (or successors) and assigns, hereby covenants, consents and agrees to and with the second party, second parties personal representatives (or successors) and assigns, that the first party's lien on the property is and shall always be subject and subordinate to the lien about to be delivered to the second party, as aforesaid, and that second parties lien in all respects shall be first, prior and superior to that of the first party, provided always, however, that if second parties lien is not duly filed or recorded or an appropriate financing statement thereon duly filed within 60 days after the date hereof, this subordination agreement shall be null and void and of no force or effect.

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

In construing this subordination agreement, and where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this agreement shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the undersigned has executed this agreement; if the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

X *Ann Smalberger*
Ann Smalberger- Home Equity Underwriter
Of Rivermark Community CU

STATE OF OREGON,

County of Washington, ss.

This instrument was acknowledged before me on October 11, 2021

By: Ann Smalberger

As: Home Equity Underwriter

Of: Rivermark Community Credit Union



Lori Joanne Gerlach
Notary Public for Oregon

My commission expires 09-13-2024.