

Skamania County, WA
Total: \$205.50 Pgs=3
SUBOR
Request of: CLARK COUNTY TITLE COMPANY
eRecorded by: Simplifile

2021-004042

12/09/2021 02:53 PM

After recording return to:
Consolidated Community Credit Union
2021 NE Sandy Blvd
Portland OR 97232

SUBORDINATION AGREEMENT

STATE OF Washington)
) SS.
COUNTY OF Skamania)

This agreement is made as of the 10th day of September, 2021, by the Cascade Central Credit Union hereafter referred to as the "Beneficiary", whose address is 1033 NE 6th Ave, Portland, Oregon 97232

WITNESSETH:

WHEREAS, on September 9, 2021, Billy Joe Wenz and Shannon Kathleen Wenz
[borrowers with vesting]
(hereinafter collectively referred to as "Borrower") whose address is 152 Moore Road, Stevenson, OR 98648, executed a Deed of Trust (hereinafter referred to as the "Deed of Trust") to Beneficiary, encumbering the real property described on Exhibit A and certain fixtures and personal property described in the Deed of Trust (such real and personal property and fixtures, and all leases, rents, issues, profits and contracts relating thereto being hereinafter referred to as the "Property"), to secure a promissory note in the original principal sum of \$20,000.00 recorded September 17, 2019 as Recorder's Fee No.: 2019-001737, in the records of the County Recorder of Skamania County, Washington and;

WHEREAS, a refinance instrument is to be filed for a record contemporaneously with this Agreement in the records of Skamania County, Washington being made to Borrowers by American Financing Corporation, ISAOA/ATIMA ("Lender") whose address is 3045 South Parker Road, Aurora, CO 80014; WHEREAS, the new refinance instrument being in the principal sum of \$147,850.00 dated 10/11/21 and recorded 12/9/21 Recorder's Fee No.: 2021-004041

WHEREAS, Lender requires as a condition of the Loan, that Beneficiary subordinate the Deed of Trust, together with all other documents now or hereafter evidencing, securing or otherwise relating to any of the obligations secured or to be secured by the Deed of Trust, to the documents evidencing and securing to the Deed of Trust and the indebtedness thereby secured;

NOW, THEREFORE, Beneficiary, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby agrees, notwithstanding any provision of the Deed of Trust or any instrument or document relating thereto, that the lien of the Deed of Trust and all rights of Beneficiary in and to the Property, including but not limited to any and all interest, rights, powers and remedies arising under or by virtue of the Deed of Trust, or any and all other instruments now or hereafter evidencing, securing or otherwise relating to any of the obligations expressly subordinate to, and does hereby subordinate and declare to be subordinate the lien of the Deed of Trust and the aforesaid interests, rights, powers and remedies to (i) the lien of the Lender, evidenced by the Refinance Instrument, (ii) the indebtedness secured by the Refinance Instrument, including without limitation, all sums or debts now or hereafter secured thereby, and all interest accrued or to accrue on any of such indebtedness, (iii) all other loan documents executed in connection with the loan, and (iv) any modifications, amendments, renewals, replacements and alterations of the Refinance Instrument or the note or notes secured thereby, other than subsequent additions to the principal balance of the refinance instrument (except for advances to protect lender's interest in the property). Beneficiary further agrees that in the event of default under the Deed of Trust or default under the Refinance Instrument and the foreclosure by Beneficiary or Lender under their respective security instruments, all right, lien and claim of Beneficiary in and to the Property under the Deed of Trust shall be subordinate to and payable only following complete satisfaction of all right, lien and claim of Lender in and to the Property under the Refinance Instrument.

Beneficiary hereby acknowledges that Lender shall rely upon this Agreement in the refinancing of said stated deed of trust which shall be secured by the security Instrument, and the Lender shall have been induced to refinance the Loan by the representations and agreements made by Beneficiary herein.

This Agreement shall be construed in accordance with the laws of the state of Washington.

Beneficiary: Cascade Central Credit Union

By: [Signature]
Its: VP of Consumer Lending

STATE OF Oregon)
COUNTY OF Multnomah) SS.

On September 10th 2021, before me, Mylinh Ton, a Notary Public in and for said County and State, personally appeared Jeff Mosser VP of Consumer Lending of Consolidated Community Credit Union, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to within instrument and acknowledge to me that he/she/they executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

[Signature]

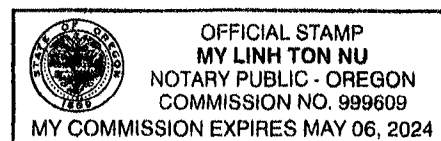


Exhibit "A"

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; THENCE ALONG THE NORTH LINE OF THE SAID GOVERNMENT LOT 1, WEST 34 RODS; THENCE SOUTH TO INTERSECT WITH THE CENTER OF NELSON CREEK; THENCE SOUTHEASTERLY ALONG THE CENTER OF NELSON CREEK TO INTERSECTION WITH THE CENTER LINE RUNNING NORTH AND SOUTH THROUGH THE SAID SECTION 36; THENCE NORTH ALONG THE SAID CENTER LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE CENTER OF THE EXISTING COUNTY ROAD.

EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF MOORE ROAD.