



200001050088

Kathy Hill, Skagit County Auditor
1/5/2000 Page 1 of 2 4:00:21PM

WHEN RECORDED RETURN TO

Name **First American Title of Skagit County**
Address **160 Cascade Place Suite 104, Burlington, WA 98233**
City, State, Zip
Escrow No. 61162
Filed for Record at Request of **First American Title of Skagit County**
Tax ID #4722-000-044-0000 R113885

ORIGINAL Subordination Agreement

FIRST AMERICAN TITLE CO.

B61161-3

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

The undersigned subordinator and owner agrees as follows:


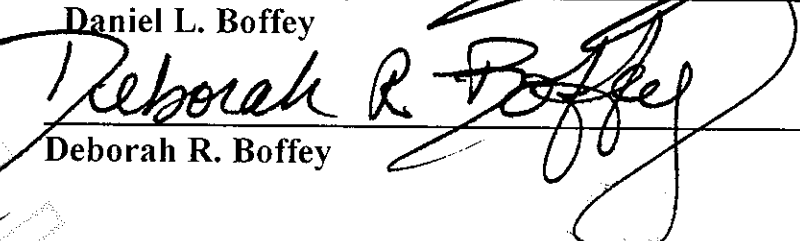
1. **NOOKACHAMP HILLS L.L.C., a Washington Limited Liability Company** referred to herein as "subordinator", is the owner and holder of a mortgage dated January 3, 2000 which is recorded in volume AF 2000 01 05 0087 of Mortgages, page , under auditor's file No. AF 2000 01 05 0087 records of **Skagit County**.
2. **Washington Federal Savings** referred to herein as "lender", is the owner and holder of a mortgage dated Jan. 3, 2000 executed by **DANIEL L. BOFFEY and DEBORAH R. BOFFEY, husband and wife d/b/a TRADITIONAL HOME CONSTRUCTION**(which is recorded in volume AF 2000 01 05 0086 of Mortgages, page , under auditor's file No. AF 2000 01 05 0086 records of **Skagit County**) (which is to be recorded concurrently herewith).
3. **DANIEL L. BOFFEY and DEBORAH R. BOFFEY, husband and wife d/b/a TRADITIONAL HOME CONSTRUCTION** 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 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 thereunder, 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 hereto 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, administrators, 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.

Executed this day of ,

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.

NOOKACHAMP HILLS L.L.C.


By: Dan Mitzel, Managing Member

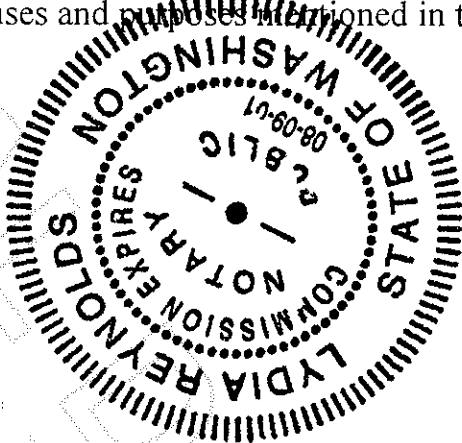

Daniel L. Boffey

Deborah R. Boffey

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **Daniel L. Boffey and Deborah R. Boffey** is the person who appeared before me, and said person acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-5-2000



Lydia Reynolds

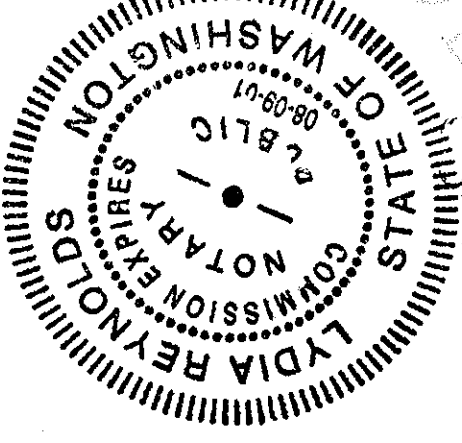
Lydia Reynolds
Notary Public in and for the State of Washington
Residing at
My appointment expires:
8-9-2001

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that **Dan Mitzel** is the person who appeared before me, and said person acknowledged that **he** signed this instrument, on oath stated that **he is** authorized to execute the instrument and acknowledged it as the **Managing Member of Nookachamp Hills L.L.C.** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 1-5-2000



Lydia Reynolds

Lydia Reynolds
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: August 9, 2001

