

AFTER RECORDING MAIL TO:



200202130265

Skagit County Auditor

2/13/2002 Page 1 of 2 3:26PM

Name ISLAND TITLE COMPANY

Address P. O. Box 1228

City, State, Zip Anacortes, WA 98221

Filed for Record at Request of:

ISLAND TITLE COMPANY

A21262

AE8096

### SUBORDINATION AGREEMENT

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. Thomas Jay Wilson & Betty Jane Wilson, Trustees of the TJ/BJ Wilson Family Trust referred to herein as "subordinator," is the owner and holder of a mortgage dated January 29, 2002 which is recorded in volume 200202130263 of Mortgages, page 200202130263 under auditor's file No. 200202130263 records of Skagit County.
2. Peoples Bank referred to herein as "lender," is the owner and holder of a mortgage dated January 29, 2002 executed by Larry L. Bishop & Dana Bishop, h/w (which is recorded in volume 200202130263 of Mortgages, page 200202130263 under auditor's file No. 200202130263, records of Skagit County) (which is to be recorded concurrently herewith).
3. Larry L. & Dana Bishop, h/w 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 supersede 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 12 day of February, 2002.

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 HIS/HER/THEIR ATTORNEYS WITH RESPECT THERETO.

**T.J./B.J. WILSON FAMILY TRUST**

By Thomas Jay Wilson Trust By \_\_\_\_\_  
THOMAS JAY WILSON, Trustee

By Betty Jane Wilson Trust By \_\_\_\_\_  
BETTY JANE WILSON, Trustee

By \_\_\_\_\_ By \_\_\_\_\_

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )-ss

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the state of \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF SKAGIT )-ss

I certify that I know or have satisfactory evidence that Thomas Jay Wilson & Betty Jane Wilson  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Trustees of T.J./B.J. WILSON FAMILY TRUST to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-12-02

Jean A. Crandall  
Notary Public in and for the state of WA  
My appointment expires: 5-14-05

