



200205230117

Skagit County Auditor

5/23/2002 Page 1 of 2 1:45PM

WHEN RECORDED RETURN TO

Name First American Title of Skagit County
Address 160 Cascade Place Suite 104
City, State, Zip Burlington, WA 98233
B69074

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

B69074E-8

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. **NOOKACHAMP HILLS, L.L.C.**, referred to herein as "subordinator", is the owner and holder of a Deed of Trust dated **May 5, 2000**, which is recorded under auditor's file No. **20000509128**, records of **SKAGIT** County.
2. **PEOPLES BANK**, referred to herein as "lender", is the owner and holder of a Deed of Trust dated **May 6, 2002**, executed by **HANSELL / MITZEL L.L.C.** (which is recorded in volume _____ of Mortgages, page _____, under auditor's file No. **200205230112**, records of **SKAGIT** County) (which is to be recorded concurrently herewith).
3. **HANSELL / MITZEL L.L.C.**, a Washington Limited Liability Company 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 **May, 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 THEIR ATTORNEYS WITH RESPECT THERETO.

HANSELL / MITZEL, LLC

By: _____

Dan R. Mitzel, Co-Manager

By: _____

Jeffrey D. Hansell, Co-Manager

NOOKACHAMP HILLS, LLC

By: _____

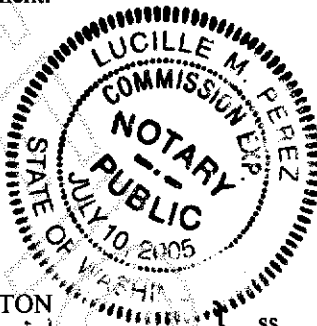
Dan R. Mitzel

STATE OF WASHINGTON
COUNTY OF *Skagit*

} ss

I certify that I know or have satisfactory evidence that **DAN R. MITZEL and JEFFREY D. HANSELL** ARE the persons who appeared before me, and said persons acknowledged that **THEY** signed this instrument, on oath stated that **THEY ARE** authorized to execute the instrument and acknowledged it as the **Co-Managers** of **HANSELL / MITZEL, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: *5/22/02*



Lucille M. Perez
Notary Public in and for the State of Washington
Residing at *Cashmere*
My appointment expires: *7-10-05*

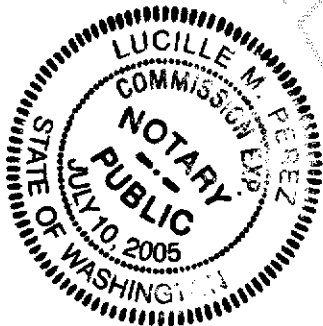
LUCILLE M. PEREZ

STATE OF WASHINGTON
COUNTY OF *Skagit*

} ss

I certify that I know or have satisfactory evidence that *Dan R. Mitzel* is/~~are~~ the persons who appeared before me, and said persons acknowledged that ~~he/she/they~~ signed this instrument, on oath stated that ~~he/she/they~~ authorized to execute the instrument and acknowledged it as the *managing** of **NOOKACHAMP HILLS, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument. * *member*

Dated: *5/22/02*



Lucille M. Perez
Notary Public in and for the State of Washington
Residing at *Cashmere*
My appointment expires: *7-10-05*

LUCILLE M. PEREZ

