


RETURN TO:

NW FEDERAL CREDIT UNION
11027 Meridian Ave. N.
PO Box 75974
Seattle, WA 98133-8540


200301210295
Skagit County Auditor
1/21/2003 Page 1 of 2 3:45PM

ISLAND TITLE CO.

SUBORDINATION AGREEMENT

C25259

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. NW FEDERAL CREDIT UNION
referred to herein as "subordinator", is the owner and holder of a mortgage dated December 4, 2001
which is recorded in volume _____ of Mortgages, page _____
under auditor's file No 200112050064
records of Skagit County.
2. Seattle Mortgage Company
referred to herein as "lender", is the owner and holder of a mortgage dated JANUARY 13, 2003
executed by Kenneth R. Van Gaasbeek + Candace S. Van Gaasbeek
(which is recorded in volume _____ of Mortgages, page _____
under auditors file No. 200301210294 records of _____
~~King~~ SKAGIT County) (which is to be recorded concurrently herewith).
3. Kenneth R. Van Gaasbeek and Candace S. Van Gaasbeek
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 "lenders" 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 related 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, not 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 of charge of the mortgage first above mentioned to 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 of 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.

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.

Executed this 20th day of December, 2002


DAVID FOLDEN - UNDERWRITER
NW FEDERAL CREDIT UNION

STATE OF WASHINGTON, }

County of _____ } ss.

I hereby certify that I know or have satisfactory evidence that _____

is 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 _____

residing at _____

My appointment expires _____

Notary Public in and for the State of Washington

Printed Name _____

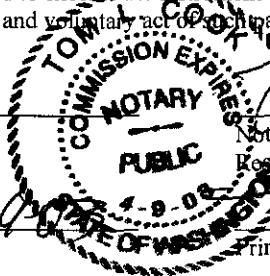
STATE OF WASHINGTON, }

County of King } ss.

I hereby certify that I know or have satisfactory evidence that David Folden is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, an oath stated that (he, she, they) (is, are) authorized to execute the instrument and acknowledged it as the Underwriter at NW Federal Credit Union to be the free and voluntary act of each party for the uses and purposes mentioned in this instrument.

Dated 12-20-02

My appointment expires: 4-9-03



Notary Public in and for the State of Washington

Residing in: Everett, Wa

Printed Name Tom L Cook



200301210295
Skagit County Auditor