



200309030087
Skagit County Auditor

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WHEN RECORDED MAIL TO
U.S. Bank National Association
Retail Service Center
4325 17th Ave. SW
Fargo, ND 58108-2687

LAND TITLE COMPANY OF SKAGIT COUNTY

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Deed Of Trust Subordination Agreement

Account No. 3000109260

Drafted By: ej

This Agreement is made this 19th day of August, 2003, by and between U.S. Bank National Association ND ("Bank") and Washington Mutual Bank ("Refinancer").

Bank is the beneficiary under a deed of trust (the "Junior Deed of Trust") dated December 6, 2002, granted by Leo Boer and Cornelia Boer, Husband and Wife ("Borrower"), and recorded in the office of the County Recorder, Skagit County, Washington, on January 7, 2003, as Document No. 200301070089, encumbering the real property described therein (collectively, the "Property"). Refinancer is the beneficiary under a deed of trust (the "Senior Deed of Trust") dated August 27, 2003, granted by the Borrower, and recorded in the same office on September 3, 2003, as 200309030086, encumbering the property. To induce Refinancer to make a loan to the Borrower secured by the Senior Deed of Trust, Bank has agreed to execute and deliver this Subordination Agreement.

ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank hereby agrees with Refinancer that the lien of the Junior Deed of Trust on the Property is and shall be and shall remain fully subordinate for all purposes to the lien of the Senior Deed of Trust on the Property, to the full extent of all sums from time to time secured by the Senior Deed of Trust; provided, however, that the total indebtedness secured by the Senior Deed of Trust does not exceed \$120,000.00, exclusive of interest thereon, amounts advanced to protect the lien and priority of the Senior Deed of Trust, and costs of collection, and provided further, that this agreement shall not be effective until each other mortgage or other lien recorded against the property (other than the Senior Mortgage) and each judgment that is a lien against the Property shall be subordinated of record of the lien of the Senior Mortgage.

Legal Description:

UNIT 303, NORTHRIDGE ESTATES CONDOS/ APN 44170003030003/ SEE ATTACHMENT FOR FULL LEGAL DESCRIPTION

Property Address 2525 Club Ct #303, Mount Vernon, WA 98273

IN WITNESS THEREOF, this Subordination Agreement is executed on the day and year first above stated.

Bank Name: U.S. Bank National Association ND

No Corporate Seal

Sherri J. Bernard
By: Sherri J. Bernard
Title: Operations Officer

STATE OF North Dakota)
COUNTY OF Cass)

The foregoing instrument was acknowledged before me this 19th day of August, 2003, by (name) Sherri J. Bernard, the (title) Operations Officer of (bank name) U.S. Bank National Association ND, a national banking association, on behalf of the association.

LAURA LAKE
Notary Public
State of North Dakota
My Commission Expires JULY 4, 2009

Laura Lake
Notary Public

EXHIBIT A

Unit 303, Building N/A, of **NORTHRIDGE ESTATES**, A Condominium, according to declaration thereof recorded under Skagit County Recording No. 8508120021 ; said unit is located on survey map and plans filed in Volume 14 of Condominium plats, at Pages 12 through 13, in Skagit County, Washington.

Appurtenances to said unit include an undivided 2.13 interest in the common elements, and the use of the following limited common element(s):

Parking Space No. N/A.

Storage Space No. N/A.



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