



200309290168
Skagit County Auditor

9/29/2003 Page 1 of 6 11:16AM

Return Address:

LAND TITLE COMPANY OF SKAGIT COUNTY 107572-T

Document Title(s) (or transactions contained therein):

1. Subordination Agreement
- 2.

Reference Number(s) of Documents assigned or released:

200207190041

200309290167

on page of _____ of document

Grantor(s) (Last name, First, Middle Initial)

1. Washington Mutual
2. Steven D. + Connie G. Lance
- 3.
4. _____ Additional names on page _____ of document.

Grantee(s) (Last name, First, Middle Initial)

1. Washington Mutual
- 2.
- 3.
4. _____ Additional names on page _____ of document.

Legal description: (Lot, block, plat name, section-township-range)

Ptn SW SW 21-35-6

_____ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel Account Number(s):

350621-3-008-0004

RECORDING REQUESTED BY:
WHEN RECORDED MAIL TO:
CLAUDIA BLATCHFORD
NAME: LandAmerica OneStop

WHEN RECORDED MAIL TO:
WASHINGTON MUTUAL BANK
CONSUMER LOAN RECORDS CENTER
ATTN: CLRVLTTX
1170 SILBER ROAD
HOUSTON, TEXAS 77055

70223789

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

SUBORDINATION AGREEMENT

Tax ID: 350621-3-008-0004 PROPERTY ID No.:

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.

THIS AGREEMENT, made this 7 day of July, 2003 by, **Steven D. and Connie G. Lance**, owner of the land hereinafter described and hereinafter referred to as "Owner", and **Washington Mutual Bank**, present owner and holder of Deed of Trust and Note first hereinafter described and referred to as "Beneficiary."

WITNESSETH

THAT WHEREAS **Steven D. and Connie G. Lance**, did execute a Deed of Trust, dated 6-28-02 To **Washington Mutual Bank**, Mortgagee covering

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE
A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

To secure a Note in the sum of **\$25,000.00** dated 6-28-02 in favor of **Washington Mutual Bank**, which Deed of Trust was recorded on 07/19/2002 as Auditor's No. 200207190041 of Official Records of said county; and

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of **\$164,000.00** in favor of **Washington Mutual Bank, NA**. Herein after referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith; and

Recorded 9/29/03 Auditors # 20030929 0167

WHEREAS, It is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, It is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded constitute a lien or charge upon said land which is unconditionally prior and superior to the lien charge of the Deed of Trust first above mentioned.

SUBORDINATION, RECORDED DEED OF TRUST TO DEED OF TRUST TO RECORD



200309290168
Skagit County Auditor

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said Deed of Trust securing said Note in favor of Lender, ~~and any renewals or extensions thereof~~, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Deed of Trust first above mentioned;
- (2) That Lender would not make its loan above described without this Subordination Agreement;
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien of charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the Deeds of Trust hereinbefore specifically described, any prior agreements as to such subordination, including, but not limited to, those provisions, if any, contained in the Deed of Trust first above mentioned, which provide for the subordination of the lien or charge thereof to another Deed or Deed of Trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that:

- (a) He/she consents to and approves (I) all provisions of the Note and Deed of Trust in favor of Lender above referred to, and (II) all agreements, including, but not limited to, any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's Loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- (c) He/she intentionally and unconditionally waives, relinquishes and subordinates the lien or charge or the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and
- (d) An endorsement has been placed upon the Note secured by the Deed of Trust first above-mentioned that said Deed of Trust has by this instrument been subordinated to the lien charge or the Deed of Trust in favor of Lender above referred to.

**SUBORDINATION, RECORDED DEED OF TRUST
NOTICE: THIS SUBORDINATION AGREEMENT CONT**

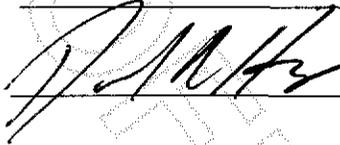


200309290168
Skagit County Auditor

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.

SIGNATURE OF BENEFICIARY (IES)

Washington Mutual Bank



**David R. Heinz
Corporate Officer**

STATE OF _____ } Ss.
County of _____

On _____ before me, _____ the undersigned, a Notary Public in and for said State, _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public in and for said County and State

Notary's name (Must be typed or legibly printed)

STATE OF _____ } Ss.
County of _____

On _____ before me, _____ the undersigned, a Notary Public in and for said State, _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Notary Public in and for said County and State

Notary's name (Must be typed or legibly printed)

IT IS RECOMMENDED THAT, PRIOR TO THE EXISTENCE OF THIS INSTRUMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS AS TO THE EFFECT OF THIS INSTRUMENT. (CLTA SUBORDINATION FORM "A")



200309290168

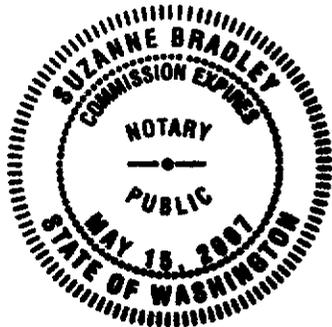
Skagit County Auditor

ACKNOWLEDGMENT

State of WASHINGTON)
) §
County of KING)

I certify that I know or have satisfactory evidence that **David R. Heinz** is the person who appeared before me, and said person acknowledged that (he / she) signed this instrument on oath stated that (he / she) was authorized to execute the instrument and acknowledge it as the **Corporate Officer** of **Washington Mutual Bank** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Monday, September 08, 2003



Suzanne Bradley

Signature of Notary Public

Title: Notary Public
My Appointment expires: May 15, 2007



200309290168
Skagit County Auditor

EXHIBIT "A"

The East 721 feet of the Southeast Quarter of the Southwest Quarter, Section 21, Township 35 North, Range 6 East of the Willamette Meridian, lying Northerly of the South Skagit Highway, as it now exists;

EXCEPT the East 368 feet thereof;

AND EXCEPT that portion, if any, conveyed to Skagit County for road purposes by deed recorded February 21, 1962, under Auditor's File No. 618270, records of Skagit County, Washington.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -



200309290168

Skagit County Auditor

9/29/2003 Page

6 of

6 11:16AM