

Recording requested by and
when recorded return to:

Record & Return to:
Group 9 Inc.
2150 Cabot Blvd West
Langhorne, PA 19047



200403250113
Skagit County Auditor

3/25/2004 Page 1 of 5 3:01PM



SUBORDINATION AGREEMENT

Loan Number: 0099202038

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 19 day of March, 2004, by Donald P Johnson and Laura E Johnson, husband and wife, owner of the land hereinafter described and hereinafter referred to as "Owner", and Washington Mutual Bank, present owner and holder of the Security Instrument and Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, Donald P Johnson and Laura E Johnson, husband and wife, as Grantor, did execute a Security Instrument, dated June 30, 2003 to Land Title Co., as Trustee, covering:

See Exhibit "A" attached hereto and made a part hereof by this reference.

to secure a Note in the sum of \$\$20,000.00, dated June 30, 2003, in favor of which Security Instrument was recorded on July 7, 2003, in Book , Page , Instrument No: 200307070002, of Official Records, in the Office of the County Recorder of Skagit County, State of Washington, and

WHEREAS, Owner has executed, or is about to execute, a Security Instrument and Note in the sum of \$\$41,500.00, dated March 19, 2004, in favor of Washington Mutual Bank, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Security Instrument is to be recorded concurrently herewith; and

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WHEREAS, it is a condition precedent to obtaining said loan that said Security Instrument 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 Security Instrument first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Security Instrument securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Security Instrument first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Security Instrument first above mentioned to the lien or charge of the Security Instrument 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 Security Instrument securing the same shall, when recorded, constitute a

lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the Security Instrument first above mentioned.

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 Security Instrument 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 Security Instrument 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 or charge of the Security Instrument first above mentioned to the lien or charge of the Security Instrument 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 agreement as to such subordination including, but not limited to, those provisions, if any, contained in the Security Instrument first above mentioned, which provide for the subordination of the lien or charge thereof to another Deed or Deeds of Trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

- A. He consents to and approves (i) all provisions of the Note and Security Instrument 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 intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Security Instrument first above mentioned in favor of the lien or charge upon said land of the Security Instrument 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 Security Instrument first above mentioned that said Security Instrument has by this instrument been subordinated to the lien or charge of the Security Instrument in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A



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**LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN
IMPROVEMENT OF THE LAND.**

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Skagit County Auditor

BENEFICIARY

Washington Mutual Bank

By: [Signature]
Name: Joshua Guthrie

Title: Corporate Officer

OWNER

By: [Signature]
Donald P Johnson
By: [Signature]
Laura E Johnson

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

(SUBORDINATION FORM "A")

STATE OF WASHINGTON)
COUNTY OF Skagit) ss

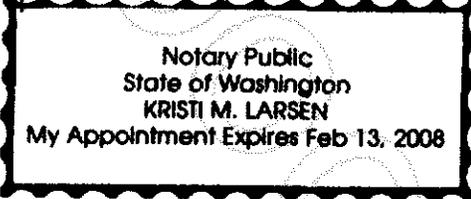
On this day personally appeared before me Joshua Guthrie
and

_____ to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledge that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 19 day of March, 2004

[Signature]
Notary Public in and for the State of Washington
residing at: Anacortes

My commission expires: 02/13/08



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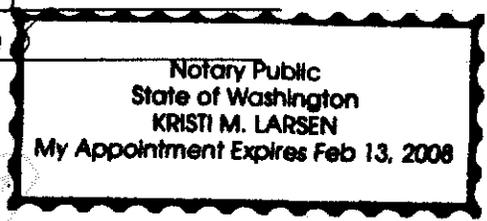
STATE OF WASHINGTON)
) ss
COUNTY OF Skagit

On this day personally appeared before me Donald P. Johnson
and Laura E Johnson to me known to be the individuals
described in and who executed the within and foregoing instrument, and acknowledge that they signed
the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this 19 day of March 2004
Kristi M. Larsen

Notary Public in and for the State of Washington
residing at: Anacortes

My commission expires: 02/13/08



STATE OF WASHINGTON)
) ss
COUNTY OF _____)

On this day personally appeared before me _____
and _____ to me known to be the individuals
described in and who executed the within and foregoing instrument, and acknowledge that they signed
the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal this _____ day of _____

Notary Public in and for the State of Washington
residing at: _____

My commission expires: _____
EXHIBIT "A"

Lots 3 through 6, Block 13, "TOWN OF McMURRAY, SKAGIT COUNTY, WASHINGTON", as per plat
recorded in Volume 2 of Plats, Page 107, Records of Skagit County, Washington. Together with that
portion of Lots 7 & 8 said block lying westerly and southwesterly of the following described line:
beginning at the northeast corner of Lot 6, Block 13, of said plat of the town of McMurray; thence east
along the north line of said Block 13, 12.00 Feet to the true point of beginning; thence south 5 17' 37" East,
57.59 Feet; thence south 19 05' 07" East, 64.32 Feet; thence south 31 04' 13" East, 135.53 Feet; thence
south 27 33' 44" east, 43.88 feet to the terminus point.



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