



200501210065
Skagit County Auditor

WHEN RECORDED RETURN TO:

1/21/2005 Page 1 of 2 11:24AM

Name: _____
Address: _____
City, State, Zip _____

Chicago Title Company

IC33389 ✓

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. S. HEKINAH AVEN, dba Blanchard Mountain Coffee Company referred to herein as "subordinator", is the owner and holder of a LEASE dated January 31, 2000 which is recorded in under auditor's file No. 200002030041 records of Skagit County.
2. CITY BANK referred to herein as "lender" is the owner and holder of the Deed of Trust dated January 10, 2005, executed by JOHNNY YU and YOUNG SILL YU, husband and wife which is recorded under auditor's file no. 200501210065, records of Skagit County (which is to be recorded concurrently herewith).
3. JOHNNY YU and YOUNG SILL YU, husband and wife 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 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 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 12 day of January, 2005

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.

Blanchard Mountain Coffee Company

S. Hekinah Aven
SHEKINAH AVEN

Tina Aven
TINA AVEN

Johnny Yu
JOHNNY YU

Young Sill Yu
YOUNG SILL YU

STATE OF WASHINGTON
COUNTY OF

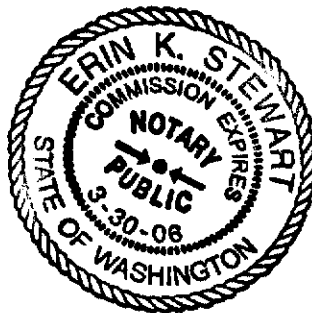
I certify that I know or have satisfactory evidence that JOHNNY YU abd YOUNG SILL YU the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 11/2/05

Erin K. Stewart
Notary Public in and for the State of Washington

Residing at

My appointment expires: 3-30-06



STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that SHEKINAH AVEN the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 11/2/05

Erin K. Stewart
Notary Public in and for the State of Washington

Residing at

My appointment expires: 3-30-06



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