

WHEN RECORDED RETURN TO:

Boeing Employees' Credit Union (BECU)
P.O. Box 97050
Seattle, WA 98124-9750
Attention: Servicing Solutions



200904070085
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

132128-09

SUBORDINATION AGREEMENT

LOAN # EA80 1003210216

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. BECU referred to herein as "subordinator", is the owner and holder of a mortgage dated March 3, 2007 which is recorded in volume of Mortgages, page , under auditor's file No. 200703150106 records of Skagit County. (BECU loan to be paid down to a balance not to exceed \$42,000.00 at closing of escrow).
2. ~~Countrywide Bank~~ **Axia Financial, LLC** referred to herein as "lender" is the owner and holder of the mortgage dated 3/30/09, executed by Daniel J. Sandstrom** which is recorded in volume of Mortgages, page , under auditor's file no. 200904070084 , records of Skagit County) (which is to be recorded concurrently herewith). (Countrywide loan not to exceed \$417,000.00)
**and Valora Jean Sandstrom, husband and wife
3. Valora Sandstrom 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 16th day of March 2009

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.

BECU

Debra Gipe- Manager Member Care

STATE OF WASHINGTON

COUNTY OF KING

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that _____ signed this instrument and acknowledged it to be _____ free and voluntary act for the uses and purposes mentioned in the instrument.

DATED _____

Notary Public

My appointment expires

STATE OF WASHINGTON

COUNTY OF KING

I certify that I know or have satisfactory evidence that DEBRA GIPE is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as Member Care Manager of BECU to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED March 16, 2009

Theresa L Graham

Notary Public Theresa L Graham

My appointment expires 11-08-2012
Mineral, WA

**THERESA L GRAHAM
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
11-08-12**



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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 3, Short Plat No. ANA 96-004 (also known as Bullock Short Plat), approved May 26, 1998, recorded June 1, 1998 in Volume 13 of Short Plats, pages 130 and 131 under Auditor's File No. 9806010138, and being a portion of the Southeast ¼ of the Northwest ¼ of Section 25, Township 35 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a 30 foot by 50 foot wedge of a portion of the West ½ of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of said Section 25, more particularly described in "Declaration of Easement" recorded April 24, 1998 under Auditor's File No. 9804240154, also

**TOGETHER WITH an access and utility easement over, under and across "Bullock Court", as shown on the face of said Short Plat.
Situate in the City of Anacortes, County of Skagit, State of Washington.**



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