

WHEN RECORDED RETURN TO:

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



201206080045  
Skagit County Auditor

6/8/2012 Page 1 of 2 10:59AM

LAND TITLE OF SKAGIT COUNTY

141834-02

**SUBORDINATION AGREEMENT**

**LOAN # EA 2005192121**

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 July 14, 2009 which is recorded in volume of Mortgages, page, under auditor's file No. 200907230178 records of Skagit County. (BECU loan not to exceed \$73,227.00)
2. Bank of America referred to herein as "lender" is the owner and holder of the mortgage dated JUNE 1, 2012 executed by \*\* (which is recorded in volume of Mortgages, page, under auditor's file no. 201206080043, records of Skagit County) (which is to be recorded concurrently herewith). (Bank of America loan not to exceed \$127,100.00)  
\*\*DUANE E. JOHNSTON AND LISA L. JOHNSTON
3. Duane E. Johnston and Lisa Johnston 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 17th day of April 2012

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.

  
DUANE E. JOHNSTON

  
LISA L. JOHNSTON

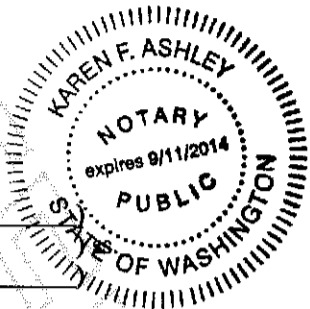
\_\_\_\_\_  
BECU

  
Debra Gipe Manager of Member Care

STATE OF Washington )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that Duane E. Johnston and Lisa L. Johnston is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 1, 2012  
Karen Ashley  
Notary Public for State of Washington  
My Commission Expires: 9-11-2014



STATE OF WA  
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 (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Manager of Member Care of Boeing Employees Credit Union to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Angela C. Ybarra  
Notary Public for WA  
My Commission Expires: 1-20-16

