

WHEN RECORDED RETURN TO:

Boeing Employees' Credit Union (BECU)  
P.O. Box 97050, MS 1050-1  
Seattle, WA 98124-9750  
Attention: Member Assistance



201212210086  
Skagit County Auditor

12/21/2012 Page 1 of 2 12:37PM

LAND TITLE OF SKAGIT COUNTY

144234-0E

### SUBORDINATION AGREEMENT

P121080

LOAN # EA 1004231104

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 April 1, 2008 which is recorded in volume of Mortgages, page , under auditor's file No. 200804150104, records of Skagit County.
2. Mortgage Electronic Registration Systems as nominee for Peoples Bank, referred to herein as "lender" is the owner and holder of the mortgage dated December 13, 2012 executed by Timothy Eilers\*\* (which is recorded in volume of Mortgages, page , under auditor's file no. 201212210085 , records of Skagit County) (which is to be recorded concurrently herewith). (Mortgage Electronic Registration Systems as nominee for Peoples Bank loan not to exceed \$379,000.00.)  
\*and Karen Eilers
3. Timothy Eilers and Karen A. Eilers, 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 11th day of December 2012

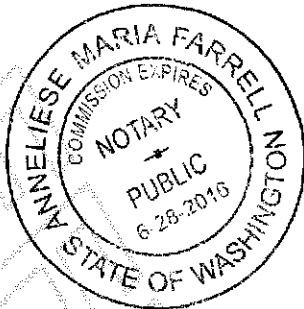
NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

\_\_\_\_\_  
Karen A. Eilers

BECU  
  
\_\_\_\_\_  
Gabrielle Malson- Portfolio Management Manager

STATE OF WASHINGTON )  
 ) ss.  
County of SKAGIT )

TIMOTHY EILERS AND  
I certify that I know or have satisfactory evidence that KARE EILERS <sup>ARG</sup> 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.



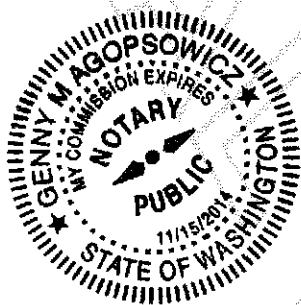
Dated: 12/17/12

Anneliese Maria Farrell  
Notary Public for WASHINGTON

My Commission Expires: 6/28/16

STATE OF WA )  
 ) ss.  
County of King )

I certify that I know or have satisfactory evidence that **Gabrielle Malson** 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 **Portfolio Management Manager** of Boeing Employees' Credit Union to be the free and voluntary act for the uses and purposes mentioned in the instrument.



Genny M. Agopowicz  
Notary Public for WASHINGTON

My Commission Expires: 11/15/2014



201212210086  
Skagit County Auditor