

RETURN ADDRESS:  
BUSINESS BANK  
ATTN: LOAN  
OPERATIONS  
1854 S BURLINGTON  
BOULEVARD  
BURLINGTON, WA 98233



201303210083  
Skagit County Auditor

3/21/2013 Page 1 of 5 2:00PM

GUARDIAN NORTHWEST TITLE CO.



105154-3

NOTICE: THIS SUBORDINATION OF DEED OF TRUST 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.

**SUBORDINATION OF DEED OF TRUST**

Reference # (if applicable): 105159

Additional on page \_\_\_\_

Grantor(s):

1. WARE, G. PAUL
2. WARE, A. SUZANNE
3. WARE, KEVIN E.

Grantee(s)

1. BUSINESS BANK

OT# 201105080041

OT# 201303210081

Legal Description: PORTION OF LOTS 29 AND 30 CASCADE RIDGE P.U.D.

Additional on page 2

Assessor's Tax Parcel ID#: 4530-000-029-0016 / P83880

THIS SUBORDINATION OF DEED OF TRUST dated March 15, 2013, is made and executed among KEVIN E. WARE ("Beneficiary"); CHESTER T LACKEY ("Trustee"); G. PAUL WARE and A. SUZANNE WARE ("Borrower"); and BUSINESS BANK ("Lender").



**SUBORDINATION OF DEED OF TRUST  
(Continued)**

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**SUBORDINATED INDEBTEDNESS.** Beneficiary has extended the following described financial accommodations, secured by the Real Property (the "Subordinated Indebtedness"):

**AN INDEBTEDNESS IN THE AMOUNT OF \$90,000.00 PLUS INTEREST, IF ANY.**

**SUBORDINATED DEED OF TRUST.** The Subordinated Indebtedness is or will be secured by the Real Property and evidenced by a deed of trust dated August 8, 2011 from NARLIE TRUST, LLC, A DELAWARE SERIES LIMITED LIABILITY ("Trustor") to CHESTER T LACKEY ("Trustee") in favor of KEVIN E. WARE ("Beneficiary") (the "Subordinated Deed of Trust") and recorded in SKAGIT County, State of Washington as follows:

**A DEED OF TRUST DATED AUGUST 8, 2011 RECORDED AUGUST 8, 2011, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201108080091 .**

**REAL PROPERTY DESCRIPTION.** The Subordinated Deed of Trust covers the following described real property (the "Real Property") located in SKAGIT County, State of Washington:

LOT 29, PLAT OF "CASCADE RIDGE P.U.D." AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 112 THROUGH 121, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO KEVIN E. WARE, ET UX, BY DEED RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 200209250133; TOGETHER WITH THOSE PORTIONS OF LOT 30 AND PARCEL "A" OF SAID PLAT LYING NORTHERLY AND EASTERLY OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED ON DOCUMENTS RECORDED AS AUDITOR'S FILE NOS. 9008030091, 9008030094 AND 9504030100. (SAID PORTIONS OF LOT 30 AND PARCEL "A" HAVING BEEN CONVEYED TO THE GRANTORS HEREIN VIA AUDITOR'S FILE NO. 200804150152.)

The Real Property or its address is commonly known as 18340 OSPREY COURT, MOUNT VERNON, WA 98274. The Real Property tax identification number is 4530-000-029-0016 / P83880.

**SUPERIOR INDEBTEDNESS.** Lender has extended or has agreed to extend the following described financial accommodations to Borrower, secured by the Real Property (the "Superior Indebtedness"):

**A PROMISSORY NOTE DATED MARCH 15, 2013 IN THE AMOUNT OF \$350,000.00.**

**LENDER'S LIEN.** The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated March 15, 2013, from Borrower to Lender (the "Lender's Lien") and recorded in SKAGIT County, State of Washington as follows:

**A DEED OF TRUST DATED MARCH 15, 2013 TO BE FILED UNDER SKAGIT COUNTY AUDITOR'S # TBD.**

As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Deed of Trust.

**REQUESTED FINANCIAL ACCOMMODATIONS.** Trustor, who may or may not be the same person or entity as Borrower, and Beneficiary each want Lender to provide financial accommodations to Borrower in the form of the Superior Indebtedness. Trustor and Beneficiary each represent and acknowledge to Lender that Beneficiary will benefit as a result of these financial accommodations from Lender to Borrower, and Beneficiary acknowledges receipt of valuable consideration for entering into this Subordination.

**NOW THEREFORE THE PARTIES TO THIS SUBORDINATION HEREBY AGREE AS FOLLOWS:**

**SUBORDINATION.** The Subordinated Deed of Trust and the Subordinated Indebtedness secured by the Subordinated Deed of Trust is and shall be subordinated in all respects to Lender's Lien and the Superior Indebtedness, and it is agreed that Lender's Lien shall be and remain, at all times, prior and superior to the lien of the Subordinated Deed of Trust. Beneficiary also subordinates to Lender's Lien all other Security Interests in the Real Property held by Beneficiary, whether now existing or hereafter acquired. The words "Security Interest" mean and include without limitation any type of collateral security, whether in the form of a lien, charge, mortgage, deed of trust, assignment, pledge, chattel mortgage, chattel trust, factor's lien, equipment trust, conditional sale, trust receipt, lien or title retention contract, lease or consignment intended as a security device, or any other security or lien interest whatsoever, whether created by law, contract, or otherwise.

**BENEFICIARY'S REPRESENTATIONS AND WARRANTIES.** Beneficiary represents and warrants to Lender that: (A) no representations or agreements of any kind have been made to Beneficiary which would limit or qualify in any way the terms of this Subordination; (B) this Subordination is executed at Borrower's request and not at the request of Lender; (C) Lender has made no representation to Beneficiary as to the creditworthiness of Borrower; and (D) Beneficiary has established adequate means of obtaining from Borrower on a continuing basis information regarding Borrower's financial condition. Beneficiary agrees to keep adequately informed from such means of any facts, events, or circumstances which might in any way affect Beneficiary's risks under this Subordination, and Beneficiary further agrees that Lender shall have no obligation to disclose to Beneficiary information or material acquired by Lender in the course of its relationship with Beneficiary.

**BENEFICIARY WAIVERS.** Beneficiary waives any right to require Lender: (A) to make, extend, renew, or modify any loan to Borrower or to grant any other financial accommodations to Borrower whatsoever; (B) to make any presentment, protest, demand, or notice of any kind, including notice of any nonpayment of any Superior Indebtedness secured by Lender's Lien, or notice of any action or nonaction on the part of Borrower, Lender, any surety, endorser, or other guarantor in connection with the Superior Indebtedness, or in connection with the creation of new or additional indebtedness; (C) to resort for payment or to proceed directly or at once against any person, including Borrower; (D) to proceed directly against or exhaust any collateral held by Lender from Borrower, any other guarantor, or any other person; (E) to give notice of the terms, time, and place of any public or private sale of personal property security held by Lender from Borrower or to comply with any other applicable provisions of the Uniform Commercial Code; (F) to pursue any other remedy within Lender's power; or (G) to commit any act or omission of any kind, at any time, with respect to any matter whatsoever.

**LENDER'S RIGHTS.** Lender may take or omit any and all actions with respect to Lender's Lien without affecting whatsoever any of Lender's rights under this Subordination. In particular, without limitation, Lender may, without notice of any kind to Beneficiary, (A) make one or more additional secured or unsecured loans to Borrower; (B) repeatedly alter, compromise, renew, extend, accelerate, or otherwise change the time for payment or other terms of the Superior Indebtedness or any part of it, including increases and decreases of the rate of interest on the Superior Indebtedness; extensions may be repeated and may be for longer than the original loan term; (C) take and hold



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**SUBORDINATION OF DEED OF TRUST  
(Continued)**

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collateral for the payment of the Superior Indebtedness, and exchange, enforce, waive, and release any such collateral, with or without the substitution of new collateral; (D) release, substitute, agree not to sue, or deal with any one or more of Borrower's sureties, endorser, or guarantors on any terms or manner Lender chooses; (E) determine how, when and what application of payments and credits, shall be made on the Superior Indebtedness; (F) apply such security and direct the order or manner of sale of the security, as Lender in its discretion may determine; and (G) transfer this Subordination to another party.

**DEFAULT BY BORROWER.** If Borrower becomes insolvent or bankrupt, this Subordination shall remain in full force and effect. Any default by Borrower under the terms of the Subordinated Indebtedness also shall constitute an event of default under the terms of the Superior Indebtedness in favor of Lender.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Subordination:

**Amendments.** What is written in this Subordination is Beneficiary's entire agreement with Lender concerning the matters covered by this Subordination. To be effective, any change or amendment to this Subordination must be in writing and must be signed by whoever will be bound or obligated by the change or amendment.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Subordination, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Beneficiary also will pay any court costs, in addition to all other sums provided by law.

**Authority.** The person who signs this Subordination as or on behalf of Beneficiary represents and warrants that he or she has authority to execute this Subordination and to subordinate the Subordinated Indebtedness and the Beneficiary's security interests in Beneficiary's property, if any.

**Caption Headings.** Caption headings in this Subordination are for convenience purposes only and are not to be used to interpret or define the provisions of this Subordination.

**Governing Law.** This Subordination will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Subordination has been accepted by Lender in the State of Washington.


**Choice of Venue.** If there is a lawsuit, Beneficiary agrees upon Lender's request to submit to the jurisdiction of the courts of SKAGIT County, State of Washington.


**Successors.** This Subordination shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Subordination, and the covenants of Beneficiary herein in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any or all of the Superior Indebtedness.

**No Waiver by Lender.** Beneficiary understands Lender will not give up any of Lender's rights under this Subordination unless Lender does so in writing. The fact that Lender delays or omits to exercise any right will not mean that Lender has given up that right. If Lender does agree in writing to give up one of Lender's rights, that does not mean Beneficiary will not have to comply with the other provisions of this Subordination. Beneficiary also understands that if Lender does consent to a request, that does not mean that Beneficiary will not have to get Lender's consent again if the situation happens again. Beneficiary further understands that just because Lender consents to one or more of Beneficiary's requests, that does not mean Lender will be required to consent to any of Beneficiary's future requests. Beneficiary waives presentment, demand for payment, protest, and notice of dishonor.

**EACH PARTY TO THIS SUBORDINATION ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS SUBORDINATION, AND EACH PARTY AGREES TO ITS TERMS. THIS SUBORDINATION IS DATED MARCH 12, 2013.**

**BORROWER:**

X   
G. PAUL WARE

X   
A. SUZANNE WARE

**BENEFICIARY:**

X   
KEVIN E. WARE

**TRUSTEE:**

X  
CHESTER T LACKEY



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SUBORDINATION OF DEED OF TRUST  
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LENDER:

BUSINESS BANK

x Jeff Connor for Jeremy McCullough  
JEREMY McCULLOUGH, Vice President

INDIVIDUAL ACKNOWLEDGMENT

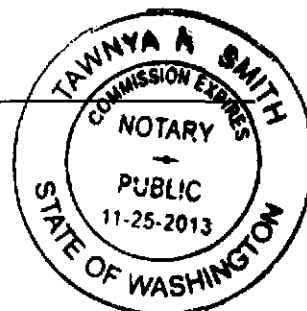
STATE OF WASHINGTON

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COUNTY OF SKAGIT

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On this day before me, the undersigned Notary Public, personally appeared **G. PAUL WARE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Subordination of Deed of Trust, and acknowledged that he or she signed the Subordination as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of MARCH, 2013

By Tawnya Smith  
Notary Public in and for the State of WA

Residing at MARYSVILLE  
My commission expires 11/25/13

INDIVIDUAL ACKNOWLEDGMENT

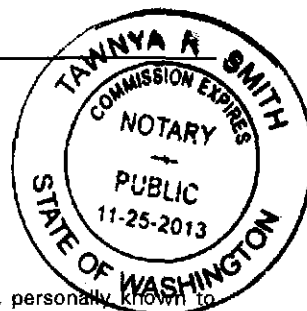
STATE OF WASHINGTON

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COUNTY OF SKAGIT

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On this day before me, the undersigned Notary Public, personally appeared **A. SUZANNE WARE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Subordination of Deed of Trust, and acknowledged that he or she signed the Subordination as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of MARCH, 2013

By Tawnya Smith  
Notary Public in and for the State of WA

Residing at MARYSVILLE  
My commission expires 11/25/13



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SUBORDINATION OF DEED OF TRUST  
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INDIVIDUAL ACKNOWLEDGMENT

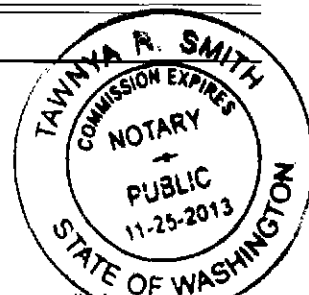
STATE OF WASHINGTON

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) SS

COUNTY OF SKAGIT

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On this day before me, the undersigned Notary Public, personally appeared **KEVIN E. WARE**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Subordination of Deed of Trust, and acknowledged that he or she signed the Subordination as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of MARCH, 20 13

By Tawnya A. Smith

Residing at MARYSVILLE

Notary Public in and for the State of WA

My commission expires 11/25/13

INDIVIDUAL ACKNOWLEDGMENT

STATE OF \_\_\_\_\_

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COUNTY OF \_\_\_\_\_

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On this day before me, the undersigned Notary Public, personally appeared **CHESTER T LACKEY**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual described in and who executed the Subordination of Deed of Trust, and acknowledged that he or she signed the Subordination as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

By \_\_\_\_\_

Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_

LENDER ACKNOWLEDGMENT

STATE OF WASHINGTON

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COUNTY OF SKAGIT

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On this 15th day of MARCH, 20 13, before me, the undersigned Notary Public, personally appeared **JEREMY McCULLOUGH** and personally known to me or proved to me on the basis of satisfactory evidence to be the **Vice President**, authorized agent for **BUSINESS BANK**, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BUSINESS BANK**, duly authorized by **BUSINESS BANK** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **BUSINESS BANK**.

By Tawnya A. Smith

Residing at MARYSVILLE

Notary Public in and for the State of WA

My commission expires 11/25/13



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