

When recorded return to:

SALAL CREDIT UNION
PO BOX 19340
SEATTLE, WA 98109-1340



Skagit County Auditor
1/29/2014 Page

1 of 3 3:26PM

\$74.00

CHICAGO TITLE
500005123

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. Salal Credit Union, referred to herein as "subordinator," is the owner and holder of a(n) UCC Financial Statement dated June 27, 2011, which is recorded under auditor's file No. 201106270017, records of Skagit County, Washington. *with a Subordinating balance of \$10,344.*
2. Republic Mortgage Home Loans, referred to herein as "lender," is the owner and holder of a mortgage dated 01/23/2014 executed by Michael L & Elizabeth S Avery, which is recorded under auditor's file No. **, records of Skagit County, Washington in the amount of \$ 269,000, which is to be recorded concurrently herewith. This mortgage has an interest rate of 4.75%.
*** 201401290046*
3. Michael L & Elizabeth S Avery, referred to herein as "owner", is the owner of all the real property known as 17200 Colony Road, BOW, Washington 98232, described in the mortgage identified above in paragraph 2, and for which the legal description is See exhibit A.
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.

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 HIS/HER/THEIR ATTORNEYS WITH RESPECT THERETO.

SUBORDINATION AGREEMENT

(continued)

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 his/her/their attorneys with respect thereto.

Dated: December 31, 2013

Salal Credit Union

Cora J. Bentz
Signature

By: Cora J. Bentz
Print Name

Its: Loan Servicing Supervisor
Print Title

State of Washington

County of King

I certify that I know or have satisfactory evidence that Cora J. Bentz is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Loan Servicing Supervisor of Salal Credit Union to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 2, 2014



Christina Terry
Name: Christina Terry
Notary Public in and for the State of Washington
Residing at: Seattle, Wa
My appointment expires: 1/13/14



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48267 / 360325-3-006-0020

Tract 2 of SHORT PLAT NO. 3-90 as approved March 16, 1990, and recorded March 19, 1990, in Volume 9 of Short Plats, page 213, under Auditor's File No. 9003190005, records of Skagit County, Washington; being a portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 25, Township 36 North, Range 3 East of the Willamette Meridian.

Situated in Skagit County, Washington.

