



201404220017

Document Title: Subordination Agmt.

Reference Number: 200902230043 & 201404220016

Grantor(s): additional grantor names on page 2

1. Kristin A Hinton van Valkenburg
2. Skagit State Bank AKA Kristen

Grantee(s): additional grantee names on page ___

1. Proficio mortgage ventures LLC
- 2.

Abbreviated legal description: full legal on page(s) ___

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page ___

I, Shannon per conversation w/ Jennifer @ Netco inc. am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$72.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed [Signature] Dated 4.22.14

* Spoke to Jennifer @ Netco inc. on 4/22
and she gave permission to fill out &
sign this emergency coversheet. They did
send the correct fees.

Return to:

Netco
1835 W Chandler Blvd, Ste 102
Chandler, AZ 85224

Property Tax ID#: P27714, P27740, P27742
Customer Reference Number vwa-1222909

SUBORDINATION AGREEMENT

THIS INDENTURE, made this 26th day of March, 2014
between SKAGIT STATE BANK, hereinafter called party of the First Part, and PROFICIO MORTGAGE
VENTURES LLC, hereinafter called Party of the Second Part,

WITNESSETH, that whereas Party of the First Part is the owner and holder of a certain Lien taken out
by KRISTIN A HINTON VAN VALKENBURG, JOHN R VAN VALKENBURG to SKAGIT STATE BANK
in the original principal indebtedness of \$80,000.00, which Lien was recorded on 2/23/2009 12:00:00 AM, in,
Document Number 200902230043, encumbering the land situate in the County of SKAGIT , WA, described as
follows:

**"SEE COMPLETE LEGAL ATTACHED AS
EXHIBIT "A" INCLUDED HEREWITH AND
MADE A PART HEREOF"**

PROPERTY ADDRESS:
23579 GUNDERSON ROAD
MOUNT VERNON , WA 98273



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AND WHEREAS, KRISTIN A HINTON VAN VALKENBURG, JOHN R VAN VALKENBURG, has made application to the Party of the Second Part for a loan to PROFICIO MORTGAGE VENTURES LLC in the amount not to exceed \$378,000.00, to be secured by a First Lien encumbering the above described premises, and Party of the Second Part has required as a condition precedent to making of said loan that the Party of the First Part subordinate its lien and the lien thereof and all of its rights there under to the lien to be placed upon said premises as aforesaid, and Party of the First Part is agreeable to such subordination.

NOW THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other valuable consideration in hand paid by the Party of the Second Part to the Party of the First Part, receipt whereof is hereby acknowledged, and as inducement for making the aforesaid loan by the Party of the Second Part to the aforesaid KRISTIN A HINTON VAN VALKENBURG, JOHN R VAN VALKENBURG, the Party of The First Part does hereby subordinate the aforesaid lien by it and the lien thereof and all of its rights and there under to the lien recorded in Official Records, Book _____, Page _____, or Document Number *here with* _____ of the Public Records of SKAGIT County WA, encumbering the above described premises and does hereby covenant with the Party of the Second Part that it has not transferred or assigned the aforesaid lien held by it, nor the Promissory Note it secures, nor any interest held by it in either of said instruments, and it executed this Subordination Agreement as tenants by the entirety of the entire interest held by it in said Note and lien and declare any right or claim held by it to be subject and inferior to the Mortgage held by the Party of the Second Part and to all rights of the Party of the Second Part there under.



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\$126.00

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5 9:48AM

IN WITNESS WHEREOF, THE PARTY OF THE FIRST PART HAS HEREUNTO SET ITS HAND AND SEAL ON THE DAY AND YEAR FIRST WRITTEN.

WITNESSES:

SKAGIT STATE BANK

Deborah Houser

By: Jani Miller

Deborah Houser

Its: AVP

PRINT NAME

Tylene P. Dorsey

Tylene P. Dorsey

PRINT NAME

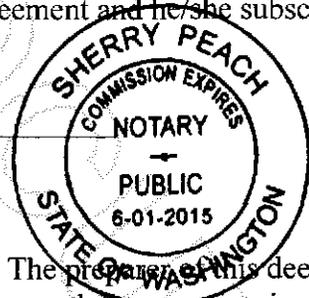
STATE OF Washington }

COUNTY OF Skagit }

BEFORE ME, the undersigned authority, personally appeared Jani Miller, who is the AVP of SKAGIT STATE BANK, appearing on behalf of said corporation, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding authority so execute this Subordination Agreement and he/she subscribed his/her name thereto in certification thereof.

Sherry Peach

NOTARY PUBLIC
My Commission Expires



No title search was performed on the subject property by the preparer. The preparer, as this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:

Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761



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Schedule "A-1"

148862-S

DESCRIPTION:

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; all in Section 24, Township 34 North, Range 4 East, W.M., EXCEPT those portions lying within the County road known as Gunderson Road.

Situate in the County of Skagit, State of Washington.



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\$128.00

9:48AM