

RETURN ADDRESS:

Skagit Bank
Main Office
304 E. Fairhaven Ave
P.O. Box 285
Burlington, WA 98233



201408220065

Skagit County Auditor \$78.00
8/22/2014 Page 1 of 7 11:31AM



SUBAGREEM#####%#####%08-18-2014

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): 150098-S

Additional on page ____

Grantor(s):

- 1. GILBERT FAMILY PROPERTIES, LLC LAND TITLE OF SKAGIT COUNTY
- 2. Brian E Clark, Trustee of the Warren Gilbert Irrevocable Trust dated June 15, 1995

Grantee(s)

- 1. Skagit Bank

201109160069
201408190059

Legal Description: Lots 1, 2 & 3, Bk 5, Nobles Add. & Ptn SW 1/4 of NW 1/4, 29-34-4 E W.M.

Additional on page ____

Assessor's Tax Parcel ID#: 340429-0-156-0005 (P28325) and 3748-005-006-0004 (P53953)

THIS SUBORDINATION OF DEED OF TRUST dated August 18, 2014, is made and executed among Brian E Clark, Trustee of the Warren Gilbert Irrevocable Trust dated June 15, 1995 ("Beneficiary"); Land Title Company of Skagit County ("Trustee"); WARREN J GILBERT JR and ESTATE OF MARILYN MARSH GILBERT DISCLAIMER TRUST uwd 6/23/1992 ("Borrower"); and Skagit Bank ("Lender").

UNRECORDED DOCUMENT

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

Page 2

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

Note dated August 27, 2011 in the amount of \$70,000.00.

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 27, 2011 from GILBERT FAMILY PROPERTIES, LLC ("Trustor") to Land Title Company of Skagit County ("Trustee") in favor of Brian E Clark, Trustee of the Warren Gilbert Irrevocable Trust dated June 15, 1995 ("Beneficiary") (the "Subordinated Deed of Trust") and recorded in Skagit County, State of Washington as follows:

Deed of Trust dated August 27, 2011 and recorded September 16, 2011 under Skagit County Auditor's Filing Number 201109160069.

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

See Schedule A-1, which is attached to this Subordination and made a part of this Subordination as if fully set forth herein.

The Real Property or its address is commonly known as 329, 333 Blackburn Rd, Mount Vernon, WA 98274. The Real Property tax identification number is 340429-0-156-0005 (P28325) and 3748-005-006-0004 (P53953).

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"):

Deed of Trust and Assignment of Rents dated August 18, 2014 in the amount of \$245,000.00.

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 August 18, 2014, from GILBERT FAMILY PROPERTIES, LLC to Lender (the "Lender's Lien"). 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 us, and Beneficiary each want Lender to provide financial accommodations to us 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 us, 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 our request and not at the request of Lender; (C) Lender has made no representation to Beneficiary as to the creditworthiness of us; and (D) Beneficiary has established adequate means of obtaining from us on a continuing basis information regarding our 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 us or to grant any other financial accommodations to us 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 us, 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 us; (D) to proceed directly against or exhaust any collateral held by Lender from us, 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 us 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 us; (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 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 our sureties, endorsers, 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 US. If we become insolvent or bankrupt, this Subordination shall remain in full force and effect. Any default by us 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. This Subordination constitutes the entire understanding and agreement of the parties as to the matters set forth in this Subordination. No alteration of or amendment to this Subordination shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.



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

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.

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. Lender shall not be deemed to have waived any rights under this Subordination unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Subordination shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Subordination. No prior waiver by Lender, nor any course of dealing between Lender and Beneficiary, shall constitute a waiver of any of Lender's rights or of any of Beneficiary's obligations as to any future transactions. Whenever the consent of Lender is required under this Subordination, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

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 AUGUST 18, 2014.

BORROWER:

x Warren J Gilbert Jr
WARREN J GILBERT JR

ESTATE OF MARILYN MARSH GILBERT DISCLAIMER TRUST UWD 6/23/1992

By: Warren J Gilbert Jr
WARREN J GILBERT JR, Personal Representative of ESTATE OF MARILYN MARSH GILBERT DISCLAIMER TRUST uwd 6/23/1992

BENEFICIARY:

BRIAN E CLARK, TRUSTEE OF THE WARREN GILBERT IRREVOCABLE TRUST DATED JUNE 15, 1995

By: Brian E Clark
Authorized Signer for Brian E Clark, Trustee of the Warren Gilbert Irrevocable Trust dated June 15, 1995

By: Brian E Clark
Authorized Signer for Brian E Clark, Trustee of the Warren Gilbert Irrevocable Trust dated June 15, 1995

TRUSTEE:

LAND TITLE COMPANY OF SKAGIT COUNTY

By: _____
Authorized Signer for Land Title Company of Skagit County

By: _____
Authorized Signer for Land Title Company of Skagit County



201408220065

SUBORDINATION OF DEED OF TRUST
(Continued)

LENDER:

SKAGIT BANK

X Ann Cassidy
Authorized Officer

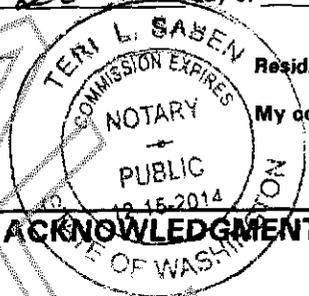
INDIVIDUAL ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Skagit)

On this day before me, the undersigned Notary Public, personally appeared **WARREN J GILBERT JR**, 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 20th day of August, 20 14

By Teri L. Saben Residing at Skagit Co.
Notary Public in and for the State of WA My commission expires 12-15-14

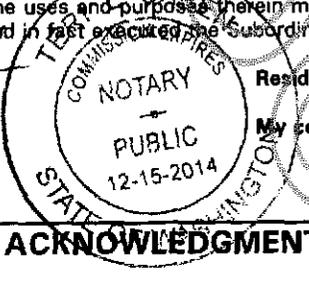


TRUST ACKNOWLEDGMENT

STATE OF WA)
) SS
COUNTY OF Skagit)

On this 20th day of August, 20 14, before me, the undersigned Notary Public, personally appeared **WARREN J GILBERT JR, Personal Representative of ESTATE OF MARILYN MARSH GILBERT DISCLAIMER TRUST uwd 6/23/1992**, and personally known to me or proved to me on the basis of satisfactory evidence to be an authorized trustee or agent of the trust that executed the Subordination of Deed of Trust and acknowledged the Subordination to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Subordination and in fact executed the Subordination on behalf of the trust.

By Teri L. Saben Residing at Skagit Co.
Notary Public in and for the State of WA My commission expires 12-15-14



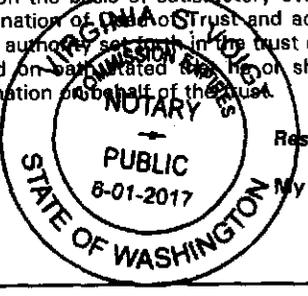
TRUST ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 20th day of August, 20 14, before me, the undersigned Notary Public, personally appeared Brian E. Clark

and personally known to me or proved to me on the basis of satisfactory evidence to be (an) authorized trustee(s) or agent(s) of the trust that executed the Subordination of OMA Trust and acknowledged the Subordination to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she/they is/are authorized to execute this Subordination and in fact executed the Subordination on behalf of the trust.

By Virginia L. Doyle Residing at Mount Vernon
Notary Public in and for the State of WA My commission expires 6/1/17



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

TRUST ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned
Notary Public, personally appeared _____

and personally known to me or proved to me on the basis of satisfactory evidence to be (an) authorized trustee(s) or agent(s) of the trust that executed the Subordination of Deed of Trust and acknowledged the Subordination to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, for the uses and purposes therein mentioned, and on oath stated that he or she/they is/are authorized to execute this Subordination and in fact executed the Subordination on behalf of the trust.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned
Notary Public, personally appeared _____

and personally known to me or proved to me on the basis of satisfactory evidence to be (an) authorized agent(s) of the corporation that executed the Subordination of Deed of Trust and acknowledged the Subordination to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she/they is/are authorized to execute this Subordination and in fact executed the Subordination on behalf of the corporation.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

CORPORATE ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned
Notary Public, personally appeared _____

and personally known to me or proved to me on the basis of satisfactory evidence to be (an) authorized agent(s) of the corporation that executed the Subordination of Deed of Trust and acknowledged the Subordination to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she/they is/are authorized to execute this Subordination and in fact executed the Subordination on behalf of the corporation.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____



SUBORDINATION OF DEED OF TRUST
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 21st day of August, 20 14, before me, the undersigned Notary Public, personally appeared Anna Christy and personally known to me or proved to me on the basis of satisfactory evidence to be the _____, authorized agent for **Skagit Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Skagit Bank**, duly authorized by **Skagit 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 **Skagit Bank**.

By Sherry Peach Residing at Burlington
Notary Public in and for the State of WA My commission expires 6-7-15



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Schedule "A-1"

150098-S

DESCRIPTION:

PARCEL "A":

That portion of the Southwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point which is 20 feet North and 220 feet East of the intersection of the East line of Sixth Street, produced South with the South line of said Southwest ¼ of the Northwest ¼;
thence East parallel with the South line of the Southwest ¼ of the Northwest ¼, 150 feet to the West line of Tract "F" of NOBLE'S ADDITION TO MOUNT VERNON,"
thence North parallel with the East line of Sixth Street 435.6 feet;
thence West 150 feet;
thence South 435.6 feet to the point of beginning,

EXCEPT the South 10 feet thereof as conveyed to the City of Mount Vernon for road right of way purposes, by deed recorded under Auditor's File No. 686160,

AND EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1, by deed recorded under Auditor's File No. 536315.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

Lots 1 to 3, inclusive and Tract "F", Block 5, "NOBLE'S ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated streets, city of Mount Vernon Ordinance No. 1891, dated August 24, 1977, recorded under Auditor's File No. 867289,

EXCEPT that portion lying Southerly of the Northerly line of that portion condemned in Skagit county SC No. 23950 for State Highway right of way.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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Skagit County Auditor
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7 11:31AM

\$78.00