

AFTER RECORDING MAIL TO:



Skagit County Auditor
6/16/2015 Page

\$73.00
1 of 2 3:10PM

Name Heritage Bank

Address PO BOX 1578

City, State, Zip Olympia WA 98507 Attn: Loan Operations

No. _____

Land Title and Escrow SUBORDINATION AGREEMENT

152671-SS

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 agree's as follows:

1. Heritage Bank, as successor by merger to Whidbey Island Bank, referred to herein as "subordinator," is the owner and holder of a Deed of Trust dated February 27, 2012, which is recorded under auditor's file No. 201203090123, records of Skagit County.
2. Heritage Bank, referred to herein as "lender," is the owner and holder of a Deed of Trust dated June 11, 2015, executed by Gary L Hanson who acquired title as Gary Lawrence Hanson and Linda Sue Hanson, not personally but as Trustees on behalf of the Gary L. Hanson and Linda S. Hanson Living Trust 2006 dated August 9, 2006, which is recorded under auditor's file No. ******, records of Skagit County (which is to be recorded concurrently herewith) **Rec 6-16-15 **20150616 0084**.
3. The Gary L. Hanson and Linda S. Hanson Living Trust 2006 Dated August 9, 2006, referred to herein as "owner," is the owner of all the real property described in the Deed of Trust 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 16th June 2015

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.

By Jay Kangel
Heritage Bank

By Gary Lawrence Hanson
Owner: Gary Lawrence Hanson, Trustee

By Linda Sue Hanson
Owner: Linda Sue Hanson, Trustee

STATE OF WASHINGTON)
COUNTY OF Skagit)-ss

I certify that I know or have satisfactory evidence that Jay Kangel is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it as the VP Community Bank of Heritage Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 16, 2015

Elizabeth I Harrison
Notary Public in and for the state of Washington

My appointment expires: 12-1-15

STATE OF Washington
COUNTY OF Skagit

On this 16 day of June, 2015, before me, the undersigned, personally appeared Gary Lawrence Hanson, Trustee of Gary L. Hanson and Linda S. Hanson Living Trust 2006 dated August 9, 2006 and Linda Sue Hanson, Trustee of Gary L. Hanson and Linda S. Hanson Living Trust 2006 dated August 9, 2006, and personally known to me or proved to me on the basis of satisfactory evidence to be authorized trustees or agents of the trust that executed the Deed of Trust and acknowledged the Deed of Trust 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 they are authorized to execute this Deed of Trust and in fact executed the Deed of Trust on behalf of the trust..

Dated: June 16, 2015

Elizabeth I Harrison
Notary Public in and for the state of Washington

My appointment expires: 12-1-15