



201509280174

Skagit County Auditor

\$75.00

9/28/2015 Page

1 of

4 1:29PM

**AFTER RECORDING MAIL TO:**

Name Washington Federal, N.A.  
Address 425 Pike Street  
City/State Seattle, WA 98101

**Document Title(s):**

1. Subordination Agreement

GUARDIAN NORTHWEST TITLE CO.

**Reference Number(s) of Documents Assigned or released:**

110026

200804210001

BT# 201509280173

**Grantor(s):**

- 1. Washington Federal, N.A.
- 2. Les J. Tokarchuk and Marcia A. Tokarchuk

[ ] Additional information on page of document

**Grantee(s):**

- 1. Caliber Home Loans, Inc. ISAOA
- 2.

[ ] Additional information on page of document

**Abbreviated Legal Description:**

Section 32, Township 34 North, Range 4 East; Ptn. NW NE

**Tax Parcel Number(s):**

340432-1-012-0002 (P29468)

[ X ] Complete legal description is on page 3 of document

Return to:

**WASHINGTON FEDERAL, N.A.**

425 Pike Street

Seattle, WA 98101

Attn: Consumer Loan Servicing

343745-6

Assessor's Parcel or Account Number: 34043210120002 P29468

Abbreviated Legal Description: PTN NW 1/4 of NE 1/4, 32-34-4 E W.M.

[Space Above This Line For Recording Data]

## 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. Washington Federal, N.A., a National Association referred to herein as 'subordinator', is the Owner and holder of a Mortgage dated April 16, 2008, which is recorded in volume \_\_\_\_\_ of Mortgages, page \_\_\_\_\_ under auditor's file NO. 200804210001 records of Skagit County, Washington.
2. **Caliber Home Loans, Inc. ISAOA** referred to herein as 'lender', is the owner and holder of a Mortgage dated \_\_\_\_\_ executed by Les J. Tokarchuk and Marcia A. Tokarchuk, husband and wife which is recorded in volume \_\_\_\_\_ of Mortgages, page \_\_\_\_\_ under Auditor's File No. 20150928073 records of Skagit County, Washington.
3. Les J. Tokarchuk and Marcia A. Tokarchuk, referred to herein as 'owner', is the owner of all the real property described in the Mortgage 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' Mortgage, note and agreements relating thereto, consents to and approves same, and recognized 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 18th day of September, 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 IMPROVEMENTS 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 THERE TO.

**SUBORDINATOR:**

Washington Federal, N.A.

By: Michael O'Rourke  
Michael O'Rourke, SVP

**OWNER:**

By: Les J. Tokarchuk Les J. Tokarchuk  
Marcia A. Tokarchuk Marcia A. Tokarchuk

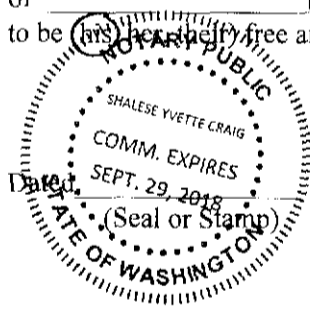
STATE OF Washington

COUNTY OF King

I hereby certify that I know or have satisfactory evidence that Michael O'Rourke

\_\_\_\_\_ is the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was/were authorized to execute the instrument and acknowledged it as the Senior Vice President

of Washington Federal to be (his, her, they) free and voluntary act for the uses and purposes mentioned in this instrument.



Shaiese Yvette Craig  
(Signature)

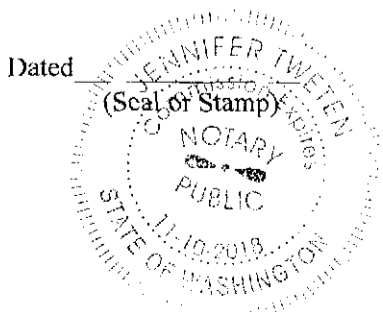
Notary Public in and for the State of WA,  
residing at King County  
My appointment expires 9-29-2018

STATE OF Washington

COUNTY OF skagit

I hereby certify that I know or have satisfactory evidence that Les J. Tokarchuk and Marcia A. Tokarchuk is the

person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, and acknowledged it to be (his, her, they) free and voluntary act for the uses and purposes mentioned in this instrument.



Jennifer Tweten  
(Signature)  
Jennifer Tweten

Notary Public in and for the State of WA,  
residing at Stimovick  
My appointment expires 11-10-2018

**Legal Description**

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence West on the North line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 150 feet; thence South 30 feet to the true point of beginning; thence South parallel with the East line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , a distance of 465 feet; thence West parallel with the North line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 100 feet; thence North parallel with the East line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 465 feet; thence East 100 feet to the true point of beginning.