

When recorded return to:



201510020116

Skagit County Auditor

\$73.00

10/2/2015 Page

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2 1:02PM

Heritage Bank  
435 E. George Hopper Rd Ste 201  
Burlington WA 98233

LAND TITLE  
#153397-OE

## 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. Heritage Bank, formerly known as Whidbey Island Bank referred to herein as "subordinator" is the owner and holder of a mortgage dated April 24, 2009 which is recorded under Auditor's File No. 200904280144, records of Skagit County, Washington.

### *Land Title and Escrow*

2. Heritage Bank referred to herein as "lender," is the owner and holder of a mortgage in an amount not to exceed \$288,750.00, dated September 24, 2015 executed by John B Semrau and Julie A Semrau, which is recorded under Auditor's File No. 201510020115, records of Skagit County, Washington (which is to be recorded concurrently herewith).

3. John B Semrau and Julie A Semrau 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'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.

Dated: September 24, 2015

*Robert Comley*

Robert Comley,

Vice President of Heritage Bank

STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that Robert Comley

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he

signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Vice President of Heritage Bank to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: September 24, 2015

*Janice L. Verborg*

Notary name printed or typed: Janice L. Verborg  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 8/15/2016

