

When recorded return to:

SALAL CREDIT UNION  
PO BOX 19340  
SEATTLE, WA 98109-1340



201510190089

Skagit County Auditor \$74.00  
10/19/2015 Page 1 of 2 3:16PM

LAND TITLE  
#153315-S

### 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.

#### **Land Title and Escrow**

The undersigned subordinator and owner agrees as follows:

1. Salal Credit Union, referred to herein as "subordinator," is the owner and holder of a(n) UCC Financial Statement dated 07/22/2015, which is recorded under auditor's file No. 201507220010, records of Skagit County, Washington.
2. LeaderOne Financial Corporation, 11020 King Street, #390, Overland Park, KS 66210, referred to herein as "lender," is the owner and holder of a mortgage dated 10/14/2015 executed by Jason M Schlaht and Shannon A Schlaht, which is recorded under auditor's file No. 201510190089, records of Skagit County, Washington in the amount of \$ 175,478.00, which is to be recorded concurrently herewith. This mortgage has an interest rate of %.
3. Jason M Schlaht and Shannon A Schlaht, referred to herein as "owner", is the owner of all the real property known as 1904 N 32<sup>nd</sup> Place, Mount Vernon, WA 98273, described in the mortgage identified above in paragraph 2, and for which the legal description is See exhibit A.
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:

*[Handwritten Signature]*

9/23/2015

ANDY BARDWELL

ACCOUNT SERVICER

STATE OF  
COUNTY OF

ss.

I certify that I know or have satisfactory evidence that \_\_\_\_\_ (is/are) the person(s) who appeared before me, and said person(s) acknowledged that s/he signed this instrument and acknowledged it to be her/his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

Notary signature: \_\_\_\_\_  
Notary name printed or typed: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF WA  
COUNTY OF KING

ss.

I certify that I know or have satisfactory evidence that Andy Bardwell is the person(s) who appeared before me, and said person(s) acknowledged that s/he signed this instrument, on oath stated that s/he is authorized to execute the instrument and acknowledge it as the Account Servicer of Salal Credit Union to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 09/23/2015

Notary signature: *[Handwritten Signature]*  
Notary name printed or typed: Rhonda Brown  
Notary Public in and for the State of Washington  
Residing at Seattle, Washington  
My appointment expires: 10/9/2019

