



201705020054

Skagit County Auditor

\$75.00

5/2/2017 Page

1 of

3 4:00PM

When recorded return to:

**KKAR Enterprises, L.L.C.**  
1404 Riverside Drive  
Mount Vernon, WA 98273

Filed for Record at Request of  
**Land Title & Escrow of Skagit & Island County**  
Escrow Number: 01-162070-OE

**Land Title and Escrow 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:

- KKAR Enterprises, L.L.C., a Washington limited liability company** referred to herein as "subordinator", is the owner and holder of a mortgage May 1, 2017 which is recorded in \_\_\_\_\_ of Mortgages, page \_\_\_\_\_ under auditor's file 201705010215, records of Skagit County GAIL BALLOW
- referred to herein as "lender", is the owner and holder of a mortgage May 1, 2017 executed By Tveter and Son, LLC, a Washington limited liability company (which is recorded in \_\_\_\_\_ of Mortgages, \_\_\_\_\_, auditor's file 201705010214 records Skagit County) (which is to be recorded concurrently herewith).
- Tveter and Son, LLC, a Washington limited liability company** referred to herein as "owner", is the owner of all the real property described in the mortgage identified above in Paragraph 2.
- 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.
- "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

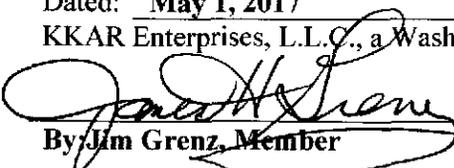
such funds for purposes other than those provided for in such mortgage, note or agreements shall not defeat the subordination herein made in whole or in part.

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 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 THEIR ATTORNEYS WITH RESPECT THERETO.

Dated: May 1, 2017

KKAR Enterprises, L.L.C., a Washington limited liability company

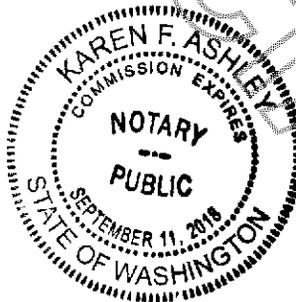
  
By: **Jim Grenz, Member**

  
By: **W. Kay Grenz, Member**

STATE OF Washington }  
COUNTY Skagit } SS:  
OF \_\_\_\_\_

I certify that I know or have satisfactory evidence  
that Jim Grenz and W. Kay Genz  
signed this instrument, on oath stated **He is** authorized to execute the instrument and  
that acknowledged it as  
the Member **of KKAR Enterprises, L.L.C., a Washington limited liability**  
**company**  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 1, 2017



Karen Ashley  
Notary Public in and for the State Washington  
Residing \_\_\_\_\_  
My appointment \_\_\_\_\_