



**201806150111**

06/15/2018 04:02 PM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

**Return Address:**

Northwest FCS-Pasco  
9915 Saint Thomas Dr.  
Pasco, WA 99301-8094

115533

GUARDIAN NORTHWEST TITLE CO.

<b>Document 1 Title:</b> Subordination Agreement	
Ref. #201611220041	
<b>Grantors:</b>	<b>Grantees:</b>
Northwest Farm Credit Services, PCA	Northwest Farm Credit Services, FLCA

**Abbreviated Legal Description:**

Portions of Section 13, Township 34 North, Range 3 East, W.M. and of Section 18, Township 34 North, Range 4 East, W.M., Skagit County, WA

Additional legal is on pages: 4-7

**Assessor's Property Tax Parcel/Account Numbers:**

P21747, 340313-0-064-0005, P21748, 340313-0-065-0004, P21812, 340313-1-001-0009, P21813, 340313-1-002-0008, P26052, 340418-0-010-0004, P26219, 340418-0-130-0009, P26048, 340418-0-006-0000, P26049, 340418-0-007-0009, P21674, 340313-0-011-0009, P21767, 340313-0-079-0107, P26046, 340418-2-004-0100, P21741, 340313-1-059-0002, P21743, 340313-1-061-0008, P96270, 340313-0-058-0102, P26046, 340418-2-004-0100, P21741, 340313-1-059-0002, P21743, 340313-1-061-0008, P96270, 340313-0-058-0102  
P21662, 340313-0-001-0001, P21742, 340313-0-060-0009, P21745, 340313-0-062-0007

Subordination Agreement  
(Skagit Horticulture LLC/Note No. 6239923)

**SUBORDINATION AGREEMENT**

This Subordination Agreement (this "Agreement") is made effective June 5, 2018, by and between **NORTHWEST FARM CREDIT SERVICES, PCA** (hereinafter referred to as "PCA") and **NORTHWEST FARM CREDIT SERVICES, FLCA** (hereinafter referred to as "FLCA").

**WHEREAS, PCA** is the holder of certain loan(s), under the terms of certain note(s) and loan documents, as amended (the "PCA Loan"), secured, all or in part, by that certain Mortgage and Fixture Filing, dated November 2, 2016, recorded on November 22, 2016, as Instrument No(s). 201611220041, records of Skagit County, State of Washington, as modified, amended or supplemented; collectively, (the "PCA Security Instrument");

**WHEREAS, FLCA** intends to extend or amend certain loan(s), under the terms of certain note(s) and loan documents, as amended (the "FLCA Loan"), secured, all or in part, by that certain Mortgage and Fixture Filing, dated June 5, 2018, recorded on June 15, 2018, as Instrument No(s). 201806150110, records of Skagit County, State of Washington, as modified, amended or supplemented; collectively, (the "FLCA Security Instrument");

**WHEREAS,** The PCA Loan and the FLCA Loan are and will be secured by, in relevant part, all or a portion of the property described in the PCA Security Instrument and the FLCA Security Instrument, including all improvements and personal property referenced therein (collectively, the "Property"), located on the real property described on Exhibit A attached hereto.

**NOW, THEREFORE,** in consideration of FLCA making or amending the FLCA Loan, PCA and FLCA agree as follows:

PCA's interest in the Property is subordinate to FLCA's interest in the Property securing the FLCA Loan, including all interest, advances or charges made or accruing thereunder, if any.

In the event of default in the obligations under the FLCA Loan prior to satisfaction of the PCA Loan, the proceeds from any foreclosure sale, less expenses of the sale, shall be distributed first to the FLCA Loan, with the balance of the proceeds, if any, distributed to the PCA Loan.

This Agreement does not affect PCA's or FLCA's right to enforce any loan documents, for either the PCA Loan or the FLCA Loan in accordance with their terms and does not alter the relative priority of liens on any collateral other than the Property which is commonly described in both the PCA Security Instrument and the FLCA Security Instrument.

This Agreement shall be for the benefit of and binding upon the successors and assigns of all parties to this Agreement.

**NORTHWEST FARM CREDIT SERVICES, PCA**

By: [Signature]  
Authorized Agent

**NORTHWEST FARM CREDIT SERVICES, FLCA**

By: [Signature]  
Authorized Agent

Subordination Agreement  
(Skagit Horticulture LLC/Note No. 6239923)

STATE OF Washington)  
 )ss.  
County of Franklin )

On this 13<sup>th</sup> day of June, 2018, before me personally appeared \_\_\_\_\_  
Michael Mejia, known to me to be an authorized agent of Northwest  
Farm Credit Services, PCA, that executed the within instrument, and acknowledged to me that such corporation  
executed the same as its free act and deed; and on oath stated that he/she was authorized to execute said instrument.

**Notary Public**  
**Amy P Hill**  
**Comm. Expires**  
**June 26, 2018**  
**State of Washington**

Amy P. Hill  
Printed Name Amy P. Hill  
Notary Public for the State of Washington  
Residing at Pasco  
My commission expires June 26, 2018

STATE OF Washington)  
 )ss.  
County of Franklin )

On this 13<sup>th</sup> day of June, 2018, before me personally appeared \_\_\_\_\_  
Michael Mejia, known to me to be an authorized agent of Northwest  
Farm Credit Services, FLCA, that executed the within instrument, and acknowledged to me that such corporation  
executed the same as its free act and deed; and on oath stated that he/she was authorized to execute said instrument.

**Notary Public**  
**Amy P Hill**  
**Comm. Expires**  
**June 26, 2018**  
**State of Washington**

Amy P. Hill  
Printed Name Amy P. Hill  
Notary Public for the State of Washington  
Residing at Pasco  
My commission expires June 26, 2018

**EXHIBIT A TO  
SUBORDINATION AGREEMENT**

Parcel "A":

A portion of Section 13, Township 34 North, Range 3 East, W.M., and the West 1/2 of Section 18, Township 34 North, Range 4 East, W.M., Skagit County, Washington, described as follows:

Beginning at the North quarter corner of said Section 13, said point being on the North line of Lot 2, of Skagit County Short Plat No. 22-90, recorded in Book 10 of Short Plats, pages 111 and 112; thence along said North line, South 89 degrees 13'02" East, a distance of 850.15 feet to the Northeast corner of said Short Plat; thence along the East line thereof, South 01 degree 15'37" West, a distance of 662.71 feet; thence South 89 degrees 10'15" East, a distance of 1644.26 feet to the East line of said Section 13; thence along said East line, North 00 degrees 57'36" West, a distance of 610.69 feet to an existing fence; thence along said fence, North 88 degrees 52'08" East, a distance of 127.45 feet; thence continuing along said fence and a projection thereof, North 00 degrees 14'01" West, a distance of 326.10 feet to the South line of the North 40 feet of said Section 18; thence along said South line, South 89 degrees 29'11" East, a distance of 360.26 feet to the West line of the East 176 feet of the North 224 feet of the West 1/2 of Government Lot 1 of said Section 18; thence along said West line, South 00 degrees 44'51" East, a distance of 184.04 feet to the South line of said North 224 feet; thence along said South line, South 89 degrees 29'11" East, a distance of 167.96 feet to a projection of a fence coming from the South; thence along said fence and projection thereof, South 00 degrees 52'09" East, a distance of 1266.41 feet; thence North 89 degrees 13'02" West, a distance of 3162.30 feet to an existing fence; thence along said fence and projection thereof, the following six (6) courses and distances:

Thence North 00 degrees 42'21" East, a distance of 463.34 feet; thence South 84 degrees 56'28" West, a distance of 686.87 feet; thence South 10 degrees 59'25" West a distance of 74.47 feet; thence South 84 degrees 24'33" West, a distance of 348.53 feet; thence North 05 degrees 05'12" West, a distance of 87.68 feet; thence North 85 degrees 00'17" West, a distance of 137.38 feet to the East right-of-way line of the County Road; thence along said County Road to the most Westerly corner of said Lot 2 of Short Plat No. 22-90; thence along the Westerly and Northerly boundary of said Lot 2 to the point of beginning; EXCEPT roads and dike right-of-way.

ALSO EXCEPT THEREFROM, any portion thereof lying within the four following described tracts:

1. Those portions along the North line thereof lying within Parcel 5 of those certain premises conveyed to The Krangnes Family Limited Partnership dated November 19, 1996, by Deed recorded January 29, 1997 as Auditor's File No. 9701290028;
2. That portion along the South line thereof lying within those premises conveyed to Gerald Koeffel by Deed recorded February 15, 1963, as Auditors File No. 632197;
3. That portion in the Southwest corner thereof lying within those certain premises conveyed to Theodore C. Hutchinson by Deed recorded January 22, 1990, as Auditor File No. 9001220043, and
4. That portion in the Northeast corner thereof lying within those certain premises conveyed to Elsie Fortin, et al, by Deed recorded July 13, 1998, as Auditor's File No. 9807130095.

Parcel "B":

Those portions of Government Lot 2 of Section 18, Township 34 North, Range 4 East, W.M., and of the Northeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Subordination Agreement  
(Skagit Horticulture LLC/Note No. 6239923)

Begin at the intersection of the South line of said Government Lot 2 and the fence line, marking the East line of those certain premises sold to Summersun Greenhouse Company by Real Estate Contract recorded as Auditor's File No. 9709220099, continued South; thence North 00 degrees 44'51" West 554.06 feet to the true point of beginning; thence North 88 degrees 19'23" West, 3096.69 feet, more or less, to a point on the East line of the West 100 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 13; thence North 01 degree 15'37" East along said East line to a point on the North line of said subdivision; thence South 85 degrees 31'33" West along said North line, 100.50 feet to an existing fence line; thence North 00 degrees 42'21" East along said fence line to the Southerlymost Southeast corner of said Summersun premises; thence South 89 degrees 13'02" East along the South line of said Summersun premises; 3162.30 feet to the Southeast corner thereof; thence South 00 degrees 44'51" East along the fence line, marking the East line of said Summersun premises, continued South, a distance of 564.21 feet, more or less, to the true point of beginning.

Parcel "C":

Those portions of Government Lots 2 and 3 of Section 18, Township 34 North, Range 4 East, W.M., and of the East 1/2 of Section 13, Township 34 North, Range 3 East W.M., described as follows:

Begin at the intersection of the South line of said Government Lot 2 and the fence line marking the East line of those certain premises sold to Summersun Greenhouse Company by Real Estate Contract recorded as Auditor's File No. 9709220099, continued South; thence North 00 degrees 44'51" West, 554.06 feet; thence North 88 degrees 19'23" West, 3096.69 feet, more or less, to a point on the East line of the West 100 feet of the Southwest 1/4 of the Northeast 1/4 of said Section 13, said point being the true point of beginning; thence South 88 degrees 19'23" East, 3096.69, more or less, to the above referenced fence line; thence South 00 degrees 44'51" East 554.06 feet, along said fence line to the South line of said Government Lot 2; thence along said South line North 89 degrees 38'59" West, a distance of 231.37 feet; thence South 00 degrees 35'38" East, a distance of 1580.84 feet; thence North 73 degrees 16'10" West to the East line of the West 15 acres of said Government Lot 3; thence North 00 degrees 06'25" West, along said East line to the North line of those certain premises conveyed to Randy Adams by Deed recorded as Auditor's File No. 8504040048; thence North 73 degrees 14'33" West along said North line to the Northwest corner thereof; thence South 00 degrees 06'25" East, 130 feet to the North line of the County Road right-of-way known as the Riverbend Road; thence Northwesterly along said North line to the Southeast corner of that certain tract conveyed to Mathew M. Paul and Wilma Paul by Partial Fulfillment Deed recorded January 16, 1974 under Auditor's File No. 795687; thence North 1 degree 26'30" East along the East line of said Paul Tract, a distance of 415.0 feet to the Northeast corner thereof; thence North 60 degrees 03'23" West along the North line of said Paul Tract, a distance of 91.03 feet to the Northwest corner thereof and the East line of the West 100 feet of Government Lot 6 of said Section 13; thence North 1 degree 26'30" East along the East line of the West 100 feet to the point of beginning.

EXCEPT therefrom the following described:

Beginning at the Southeast corner of the West 100 feet of the Northeast 1/4 of said Section 13; thence North 1 degree 26'30" East along the East line of said West 100 feet, a distance of 486.43 feet; thence North 87 degrees 40'33" East parallel with the South line of the Northeast 1/4 of said Section 13, a distance of 1450.57 feet; thence South 11 degrees 37'55" West, a distance of 877.46 feet; thence South 20 degrees 09'08" East, a distance of 660.48 feet; thence South 19 degrees 09'54" West, a distance of 104.43 feet to the North line of the County Road; thence along the North line of the County Road through the following four courses; North 68 degrees 55'40" West, a distance of 97.55 feet to the point of curvature of a curve to the left having a radius of 5203.50 feet; thence Westerly along said curve through a central angle of 3 degrees 12'32", and an arc distance of 291.42 feet; thence North 72 degrees 08'12" West a distance of 845.63 feet to the point of curvature of a curve to the right having radius of 1333.50 feet; thence Westerly along said curve through a central angle of 11 degrees 18'11", and an arc distance of 263.07 feet to the Southeast corner of that certain tract conveyed to Mathew M. Paul and Wilma Paul by Partial Fulfillment Deed recorded January 16, 1974 under Auditor's File No. 795687; thence North 1 degree 26'30" East

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along the East line of said Paul Tract, a distance of 415.00 feet to the Northeast corner thereof; thence North 60 degrees 03'23" West along the North line of said Paul Tract, a distance of 91.03 feet to the Northwest corner thereof and the East line of the West 100 feet of Government Lot 6 of said Section 13; thence North 1 degree 26'30" East along the East line of the West 100 feet a distance of 76.36 feet to the point of beginning.

Parcel "D":

Those portions of Government Lot 6 and of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision which is 415 feet North of the North line of the County Road commonly known as the Riverbend Road as said road existed on January 16, 1974; thence North along the West line of said subdivision to the Northwest corner of said Southwest 1/4 of the Northeast 1/4; thence East along the North line of said subdivision 100 feet; thence South on a line parallel with the West line of said subdivision to a point which is 415 feet North of the North line of said County Road; thence Westerly to the point of beginning.

Parcel "E":

That portion of Government Lot 1, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 40 feet South of the Northwest corner of said Lot 1; thence South, 330 feet along the West line of said Lot 1; thence East, 132 feet; thence North, 330 feet to a point 40 feet South of the North line of said Lot 1; thence West, 132 feet to the point of beginning.

Parcel "F":

The North 1/2 of the North 1/2 of the Northeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., EXCEPT dike and ditch rights-of-ways, if any, AND EXCEPT the following described tracts:

(1) Beginning at the Northwest corner of the Northeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M.; thence East along the North line of said Northeast 1/4, a distance of 52 rods (858 feet); thence South parallel with the West line of said Northeast 1/4 of the South line of the North 1/2 of the Northeast 1/4; thence West parallel with the North line of said Northeast 1/4, 52 rods (858 feet), more or less, to the West line of said Northeast 1/4; thence North along the said West line to the point of beginning; (said tract being that certain tract of land conveyed by E.H. Thompson, et ux, to Alfred Johnson by Deed recorded under Auditor's File No. 103415, in Volume 97 of Deeds, Page 240, records of Skagit County, Washington, said Deed containing an erroneous legal description.)

(2) Beginning at the Northeast corner of Section 13, Township 34 North, Range 3 East, W.M.; thence South 83 degrees 31' West along the North section line, a distance of 1273.6 feet, more or less, to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section; thence South along the West line of said Northeast 1/4 of the Northeast 1/4, a distance of 160.6 feet; thence South 89 degrees 33' East, 1275 feet, more or less, to the East Section line of said Section 13; thence North along the East Section line to the point of beginning, EXCEPT the East 40 feet thereof.

(3) That portion of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest 1/4 of the Northeast 1/4; thence North 83 degrees 40' 02" East 1193.75 feet along the North line of said Section 13, to a point that is South 83 degrees 40' 02" West, 1285.18 feet from the Northeast corner of said Section 13; thence South 0 degrees 19' 30" East, 153.92 feet to a point that is

South 88 degrees 55' 36" East from the point of beginning; thence North 88 degrees 55'36" West, 1187.55 feet to the true point of beginning.

Parcel "G":

All of that portion of the South 1/2 of the North 1/2 of the Northeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., lying North of the following described line:

Beginning at a point 386 feet, South 0 degrees 40' East of the Northeast corner of the South 60 rods (990 feet) of Lot 1, said Section 13, on the East line of said Lot 1; thence running Eastward North 89 degrees 45' East, 2488 feet, more or less, to the East line of the Northeast 1/4 of said Section 13, EXCEPT that portion thereof lying West of the following described line:

Commencing on the North line of said Section 13, 52 rods (858 feet) East of the centerline thereof and extending Southerly and parallel with the centerline of said Section 13, to a point of intersection with the first line above described.

Parcel "H":

The East 40 feet of the North 1/2 of the Northeast 1/4 of Section 13, Township 34 North, Range 3 East, W.M., records of Skagit County, Washington;  
EXCEPT that portion thereof conveyed to Skagit County by Deed recorded as Auditor's File No. 9505080057.

All situate in the County of Skagit, State of Washington.

**Assessor's Property Tax Parcel/Account Numbers:**

**P21747, 340313-0-064-0005, P21748, 340313-0-065-0004, P21812, 340313-1-001-0009, P21813, 340313-1-002-0008, P26052, 340418-0-010-0004, P26219, 340418-0-130-0009, P26048, 340418-0-006-0000, P26049, 340418-0-007-0009, P21674, 340313-0-011-0009, P21767, 340313-0-079-0107, P26046, 340418-2-004-0100, P21741, 340313-1-059-0002, P21743, 340313-1-061-0008, P96270, 340313-0-058-0102, P26046, 340418-2-004-0100, P21741, 340313-1-059-0002, P21743, 340313-1-061-0008, P96270, 340313-0-058-0102  
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