



201903260070

03/26/2019 03:23 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

RETURN ADDRESS:  
PEOPLES BANK  
Loan Services Department  
PO Box 233  
LYNDEN, WA 98264



NOTICE: THIS SUBORDINATION OF DEED OF TRUST 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.

**SUBORDINATION OF DEED OF TRUST**

Reference # (if applicable): 201705010215 201903260069 Additional on page \_\_\_\_  
201801250123

Grantor(s):  
1. KKAR ENTERPRISES, L.L.C.

Grantee(s)  
1. PEOPLES BANK

Legal Description: Lots 12 and 13, The Orchards PUD  
Additional on page 2

Assessor's Tax Parcel ID#: 4882-000-012-0000 P123995 and 4882-000-013-0000 P123996

THIS SUBORDINATION OF DEED OF TRUST dated March 21, 2019, is made and executed among KKAR ENTERPRISES, L.L.C. ("Beneficiary"); KKAR ENTERPRISES, L.L.C. ("Borrower"); and PEOPLES BANK ("Lender").

UNOFFICIAL DOCUMENT

**SUBORDINATION OF DEED OF TRUST  
(Continued)**

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**SUBORDINATED INDEBTEDNESS.** Beneficiary has extended the following described financial accommodations, secured by the Real Property (the "Subordinated Indebtedness"):

**A PROMISSORY NOTE DATED APRIL 29, 2017 IN THE AMOUNT OF \$900,000.00 AND MODIFIED BY NOTE DATED JANUARY 24, 2018 INCREASING THE PRINCIPAL OBLIGATION TO \$1,234,000.00.**

**SUBORDINATED DEED OF TRUST.** The Subordinated Indebtedness is or will be secured by the Real Property and evidenced by a deed of trust dated May 1, 2017 from TVETER AND SON LLC, A WASHINGTON LIMITED LIABILITY COMPANY ("Trustor") to Land Title & Escrow ("Trustee") in favor of KKAR ENTERPRISES, L.L.C. ("Beneficiary") (the "Subordinated Deed of Trust") and recorded in Skagit County, State of Washington as follows:

**A DEED OF TRUST DATED MAY 1, 2017 AND RECORDED MAY 1, 2017 UNDER AUDITOR'S FILE NO. 201705010215 AND THEREAFTER MODIFIED UNDER EXTENSION OF DEED OF TRUST DATED JANUARY 24, 2018 AND RECORDED JANUARY 25, 2018 UNDER AUDITOR'S FILE NO. 201801250123, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**REAL PROPERTY DESCRIPTION.** The Subordinated Deed of Trust covers the following described real property (the "Real Property") located in Skagit County, State of Washington:

Lots 12 and 13, "THE ORCHARDS P.U.D.," as per plat recorded January 19, 2006, under Auditor's File No. 200601190126, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

The Real Property or its address is commonly known as 4406 and 4408 Orchard Avenue, Anacortes, WA 98221. The Real Property tax identification number is 4882-000-012-0000 P123995 and 4882-000-013-0000 P123996.

**SUPERIOR INDEBTEDNESS.** Lender has extended or has agreed to extend the following described financial accommodations to Borrower, secured by the Real Property (the "Superior Indebtedness"):

**A PROMISSORY NOTE DATED MARCH 21, 2019 IN THE PRINCIPAL AMOUNT OF \$500,000.00.**

**LENDER'S LIEN.** The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated March 21, 2019, from Borrower to Lender (the "Lender's Lien") and recorded in Skagit County, State of Washington as follows:

**A DEED OF TRUST DATED MARCH 21, 2019 AND RECORDED March 26, 2019 UNDER AUDITOR'S FILE NO. 201905260009, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Deed of Trust.

**REQUESTED FINANCIAL ACCOMMODATIONS.** Trustor, who may or may not be the same person or entity as Beneficiary, and Beneficiary each want Lender to provide financial accommodations to Beneficiary in the form of the Superior Indebtedness. Trustor and Beneficiary each represent and acknowledge to Lender that Beneficiary will benefit as a result of these financial accommodations from Lender to Beneficiary, and Beneficiary acknowledges receipt of valuable consideration for entering into this Subordination.

**NOW THEREFORE THE PARTIES TO THIS SUBORDINATION HEREBY AGREE AS FOLLOWS:**

**SUBORDINATION.** The Subordinated Deed of Trust and the Subordinated Indebtedness secured by the Subordinated Deed of Trust is and shall be subordinated in all respects to Lender's Lien and the Superior Indebtedness, and it is agreed that Lender's Lien shall be and remain, at all times, prior and superior to the lien of the Subordinated Deed of Trust. Beneficiary also subordinates to Lender's Lien all other Security Interests in the Real Property held by Beneficiary, whether now existing or hereafter acquired. The words "Security Interest" mean and include without limitation any type of collateral security, whether in the form of a lien, charge, mortgage, deed of trust, assignment, pledge, chattel mortgage, chattel trust, factor's lien, equipment trust, conditional sale, trust receipt, lien or title retention contract, lease or consignment intended as a security device, or any other security or lien interest whatsoever, whether created by law, contract, or otherwise.

**BENEFICIARY'S REPRESENTATIONS AND WARRANTIES.** Beneficiary represents and warrants to Lender that: (A) no representations or agreements of any kind have been made to Beneficiary which would limit or qualify in any way the terms of this Subordination; (B) this Subordination is executed at Beneficiary's request and not at the request of Lender; (C) Lender has made no representation to Beneficiary as to the creditworthiness of Beneficiary; and (D) Beneficiary has established adequate means of obtaining from Beneficiary on a continuing basis information regarding Beneficiary's financial condition. Beneficiary agrees to keep adequately informed from such means of any facts, events, or circumstances which might in any way affect Beneficiary's risks under this Subordination, and Beneficiary further agrees that Lender shall have no obligation to disclose to Beneficiary information or material acquired by Lender in the course of its relationship with Beneficiary.

**BENEFICIARY WAIVERS.** Beneficiary waives any right to require Lender: (A) to make, extend, renew, or modify any loan to Beneficiary or to grant any other financial accommodations to Beneficiary whatsoever; (B) to make any presentment, protest, demand, or notice of any kind, including notice of any nonpayment of any Superior Indebtedness secured by Lender's Lien, or notice of any action or nonaction on the part of Beneficiary, Lender, any surety, endorser, or other guarantor in connection with the Superior Indebtedness, or in connection with the creation of new or additional indebtedness; (C) to resort for payment or to proceed directly or at once against any person, including Beneficiary; (D) to proceed directly against or exhaust any collateral held by Lender from Beneficiary, any other guarantor, or any other person; (E) to give notice of the terms, time, and place of any public or private sale of personal property security held by Lender from Beneficiary or to comply with any other applicable provisions of the Uniform Commercial Code; (F) to pursue any other remedy within Lender's power; or (G) to commit any act or omission of any kind, at any time, with respect to any matter whatsoever.

**LENDER'S RIGHTS.** Lender may take or omit any and all actions with respect to Lender's Lien without affecting whatsoever any of Lender's rights under this Subordination. In particular, without limitation, Lender may, without notice of any kind to Beneficiary, (A) make one or more additional secured or unsecured loans to Beneficiary; (B) repeatedly alter, compromise, renew, extend, accelerate, or otherwise change the time for payment or other terms of the Superior Indebtedness or any part of it, including increases and decreases of the rate of interest on the Superior Indebtedness; extensions may be repeated and may be for longer than the original loan term; (C) take and hold collateral for the payment of the Superior Indebtedness, and exchange, enforce, waive, and release any such collateral, with or without the substitution of new collateral; (D) release, substitute, agree not to sue, or deal with any one or more of Beneficiary's sureties, endorsers, or guarantors on any terms or manner Lender chooses; (E) determine how, when and what application of payments and credits, shall be made on the Superior Indebtedness; (F) apply such security and direct the order or manner of sale of the security, as Lender in its discretion may determine; and (G) transfer this Subordination to another party.

**SUBORDINATION OF DEED OF TRUST  
(Continued)**

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**DEFAULT BY BENEFICIARY.** If Beneficiary becomes insolvent or bankrupt, this Subordination shall remain in full force and effect. Any default by Beneficiary under the terms of the Subordinated Indebtedness also shall constitute an event of default under the terms of the Superior Indebtedness in favor of Lender.

**MISCELLANEOUS PROVISIONS.** The following miscellaneous provisions are a part of this Subordination:

**Amendments.** This Subordination constitutes the entire understanding and agreement of the parties as to the matters set forth in this Subordination. No alteration of or amendment to this Subordination shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

**Attorneys' Fees; Expenses.** If Lender institutes any suit or action to enforce any of the terms of this Subordination, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Beneficiary also will pay any court costs, in addition to all other sums provided by law.

**Authority.** The person who signs this Subordination as or on behalf of Beneficiary represents and warrants that he or she has authority to execute this Subordination and to subordinate the Subordinated Indebtedness and the Beneficiary's security interests in Beneficiary's property, if any.

**Caption Headings.** Caption headings in this Subordination are for convenience purposes only and are not to be used to interpret or define the provisions of this Subordination.

**Governing Law.** This Subordination will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Subordination has been accepted by Lender in the State of Washington.

**Choice of Venue.** If there is a lawsuit, Beneficiary agrees upon Lender's request to submit to the jurisdiction of the courts of Skagit County, State of Washington.

**Successors.** This Subordination shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Subordination, and the covenants of Beneficiary herein in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any or all of the Superior Indebtedness.

**No Waiver by Lender.** Lender shall not be deemed to have waived any rights under this Subordination unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Subordination shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Subordination. No prior waiver by Lender, nor any course of dealing between Lender and Beneficiary, shall constitute a waiver of any of Lender's rights or of any of Beneficiary's obligations as to any future transactions. Whenever the consent of Lender is required under this Subordination, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

**Waive Jury.** All parties to this Subordination hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party. (Initial Here WKG)

**EACH PARTY TO THIS SUBORDINATION ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS SUBORDINATION, AND EACH PARTY AGREES TO ITS TERMS. THIS SUBORDINATION IS DATED MARCH 21, 2019.**

**BORROWER:**

KKAR ENTERPRISES, L.L.C.

By: W. Kay Grenz  
W. KAY GRENZ, Managing Member of KKAR ENTERPRISES, L.L.C.

By: James Grenz  
JAMES GRENZ, Managing Member of KKAR ENTERPRISES, L.L.C.

**BENEFICIARY:**

KKAR ENTERPRISES, L.L.C.

By: W. Kay Grenz  
W. KAY GRENZ, Managing Member of KKAR ENTERPRISES, L.L.C.

By: James Grenz  
JAMES GRENZ, Managing Member of KKAR ENTERPRISES, L.L.C.

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(Continued) Page 4

LENDER:

PEOPLES BANK

X [Signature] SVP  
Authorized Officer

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skasit )

This record was acknowledged before me on March 25, 20 19 by W. KAY GRENZ, Managing Member of KKR ENTERPRISES, L.L.C..

NOTARY PUBLIC  
STATE OF WASHINGTON  
JENNIFER ERICKSON  
My Appointment Expires  
July 27, 2021

[Signature]  
(Signature of notary public)

Notary Public  
(Title of office)

My commission expires: 7/27/21  
(date)

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skasit )

This record was acknowledged before me on March 25, 20 19 by JAMES GRENZ, Managing Member of KKR ENTERPRISES, L.L.C..

NOTARY PUBLIC  
STATE OF WASHINGTON  
JENNIFER ERICKSON  
My Appointment Expires  
July 27, 2021

[Signature]  
(Signature of notary public)

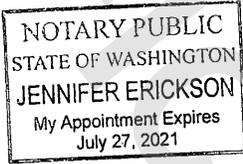
Notary Public  
(Title of office)

My commission expires: 7/27/21  
(date)

**SUBORDINATION OF DEED OF TRUST**  
Loan No: 5047371-201 (Continued) Page 5

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

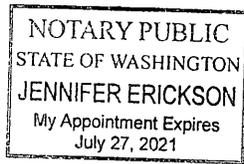
STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )  
This record was acknowledged before me on March 25, 20 19 by W. KAY  
GRENZ, Managing Member of KKAR ENTERPRISES, L.L.C..



Jennifer Erickson  
(Signature of notary public)  
Notary Public  
(Title of office)  
My commission expires: 7/27/21  
(date)

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Washington )  
 ) SS  
COUNTY OF Skagit )  
This record was acknowledged before me on March 25, 20 19 by JAMES GRENZ,  
Managing Member of KKAR ENTERPRISES, L.L.C..



Jennifer Erickson  
(Signature of notary public)  
Notary Public  
(Title of office)  
My commission expires: 7/27/21  
(date)

