

LAND TITLE AND ESCROW
02-179287-OE

WHEN RECORDED RETURN TO:

Banner Bank - PO Box 1391 - Walla Walla, WA 99362

SUBORDINATION AGREEMENT OF DEED OF TRUST

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 agrees as follows:

1. BANNER BANK, referred to herein as "subordinator" is the owner and holder of a deed of trust which is recorded on April 17, 2018 under Auditor's File No. 201804170017, records of Skagit County, in the amount of \$50,000.
2. Bank of the Pacific, referred to herein as "lender", is the owner and holder of Deed of Trust dated 09/04/2020, executed by Jeffrey Brown + Margaret Catzen Brown, recorded on 09/10/2020, under Auditor's File No. 202009100016, records of _____ County, not to exceed the amount of \$510,400.
3. Jeff Brown and Margaret Catzen Brown, referred to herein as "owner", are the owners of all 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 its mortgage and all agreement in connections 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 and extension or renewal thereof.
5. "Subordinator" acknowledges that prior to the execution hereof, he/she has had the opportunity to examine the terms of the "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 deed of trust 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.

Executed this 13th day of August, 2020.

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 THE SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

Signed _____

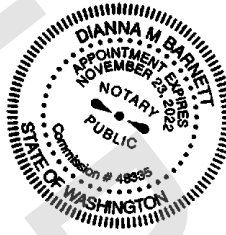
Bradley J. Baumann, Vice President, Consumer Group Manager, Banner Bank

STATE OF WASHINGTON)
County of Walla Walla)

On this date 08-13-2020 before me, the undersigned, a Notary Public in and for the State of Washington duly commissioned and sworn, personally appeared Bradley J. Baumann, known to me to be the Vice President of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be free and voluntary act and deed of such corporation for the uses and purposes therein mentioned and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Dianna M. Barnett
Notary Public in and for the State of Washington
Residing in Walla Walla County
My appointment expires: Nov 23, 2021



Escrow No.: 02-179287-OE

EXHIBIT "A"

LEGAL DESCRIPTION

Tract 2 and that portion of Tract 1, "RANCHO SAN JUAN del MAR, SUBDIVISION NO. 9," as per plat recorded in Volume 8 of Plats, pages 67 and 68, records of Skagit County, Washington, lying Northwesterly of the following described line:

Beginning at a point on the Northerly line of said Tract 1 that is South 30°51'30" East a distance of 10 feet from the Northwest corner of said tract;
thence South 42°55'50" West a distance of 80.343 feet to the Westerly line of said Tract 1 and the terminus of this line.

Situate in the County of Skagit, State of Washington.