

**After Recording Mail To:**

Name: HERITAGE BANK  
 Address: PO BOX 1578  
 City: OLYMPIA State: WA, 98507

**Subordination Agreement**

Escrow No.

Title Order No. 69619141

Reference No's of Related Documents: Investor's Loan # 3469371591

**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

1. HERITAGE BANK, referred to herein as "Subordinator," is the owner and holder of a mortgage/deed of trust dated MAY 22, 2020 which is recorded under Recording No. 202005270046 Recorded on MAY 27, 2020 Records of SKAGIT County.
2. QUICKEN LOANS LLC ISAOA, referred to herein as "Lender" is the owner and holder of a mortgage/deed of trust not to exceed the amount of \$480,000.00, dated February 27, 2021, executed by RYAN COOK & ALMA COOK, (which is recorded in Volume 20211280067 of Mortgages, Page        under Auditor's File No. 202211280067 Records of Skagit County) (which is to be recorded concurrently herewith).
3. RYAN COOK & ALMA COOK referred to herein as "Owner," is the owner of all the real property described in the mortgage/deed of trust to be 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 under its mortgage/deed of trust and all agreements in connection therewith, the Subordinator does hereby unconditionally subordinate the lien of his mortgage/deed of trust, identified in Paragraph 1 above to the lien of Lender's mortgage/deed of trust, identified in Paragraph 2 above, and all advances or charges made or accruing there under, 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/deed of trust, 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/deed of trust or see to the application of Lender's mortgage funds, and any application or use of such funds to purpose other than those provided for in such mortgage/deed of trust, note or agreements shall not defeat the subordination herein made in whole or part.
6. It is understood by the parties hereto that Lender would not make the loan secured by the mortgage/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/deed of trust first above mentioned to the lien or charge of the mortgage/deed of trust in favor of Lender above referred to and shall supercede and cancel any prior agreements as to such, or any, subordination including, but not limited to, those provisions, if any, contained in the mortgage/deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to a mortgage/deed(s) of trust to be thereafter executed.

8. The heirs, administrators, assigns and successors in interest of the Subordinator shall be bound by this agreement. In all instances, gender and number of pronouns are considered to conform to the undersigned.

Executed this 10 day of February, 20 21.

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 THEIR ATTORNEYS WITH RESPECT THERETO.

Mark E. Petty

Mark E. Petty / Consumer Loan Officer II  
AVP Consumer Lending Division of Heritage Bank

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Mark Petty is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they was/were authorized to executed the instrument and acknowledge it as Vice President of Heritage Bank, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 10<sup>th</sup> day of February, 20 21.

By Mina K. Kua

Notary Public in and for the State of  
Residing at  
My appointment expires



**EXHIBIT A - LEGAL DESCRIPTION**

**Tax Id Number(s): P108059**

**Land situated in the City of Mount Vernon in the County of Skagit in the State of WA**

**LOT 1, "PLAT OF LAKE MCMURRAY ESTATES", ACCORDING TO THE PLAT THEREOF, RECORDED IN  
VOLUME  
16 OF PLATS, PAGES 55 THROUGH 59, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**Commonly known as: 22446 McMurray Shore Dr, Mount Vernon, WA 98274-7066**

**THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR  
INFORMATIONAL PURPOSES.**