



200104130130

Skagit County Auditor

4/13/2001 Page 1 of 4 3:31:19PM

**AFTER RECORDING MAIL TO:**

Name FIRST AMERICAN TITLE  
Address 1419 COMMERCIAL AVE  
City / State ANACORTES, WA. 98221

**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.



First American Title Insurance Company

A64700E-3

(this space for title company use only)

The undersigned subordinator and owner agrees as follows:

1. MARGARET DRAGER referred to herein as "subordinator", is the owner and holder of a mortgage dated April 8th, 1991, which is recorded in volume 969 of Mortgages, page 236, under auditor's file No. 9104100081, records of Skagit County.
2. PACIFIC NORTHWEST BANK referred to herein as "lender", is the owner and holder of a mortgage dated April 10, 2001, 19    , executed by 496404 WASHINGTON INC. (which is recorded in volume      of Mortgages, page     , under auditor's file No. 200104130129, records of Skagit County) (which is to be recorded concurrently herewith).
3. 496404 WASHINGTON INC., a Washington Corporation referred to herein as "owner", is the owner of all the real property described in the mortgage identified above in Paragraph 2.

350122-0-021-0007 R31655

Assessor's Property Tax Parcel/Account Number(s): 350122-0-013-0007 R31580

350122-0-020-0000 R31588

ABBREVIATED LEGAL: SE 1/4, SW1/4, SEC. 22, TWP 35, R 1  
COMPLETE LEGAL ON PAGE 4

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 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 of renewal thereof.
5. "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 there after 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 11th day of April, 2001, 19    

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.

496404 WASHINGTON INC.

*Allan Schroeder*  
 BY: Allan Schroeder, President

*Margaret Drager*  
 MARGARET DRAGER

\_\_\_\_\_  
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\_\_\_\_\_  
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200104130130  
 , Skagit County Auditor

STATE OF WASHINGTON, }  
County of Skagit } SS.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me

Margaret Drager

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she to me known signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

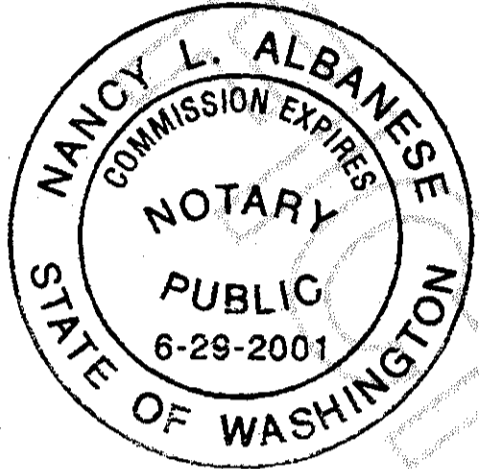
GIVEN under my hand and official seal this

11

day of

April 2001

, 19



Nancy L Albanese  
Notary Public in and for the State of Washington,  
residing at

My appointment expires

6-29-2001

STATE OF WASHINGTON, }  
County of Skagit } SS.

ACKNOWLEDGMENT - Corporate

On this 11 day of April 2001

Washington, duly commissioned and sworn, personally appeared

Allan Schroeder

and

to me known to be the

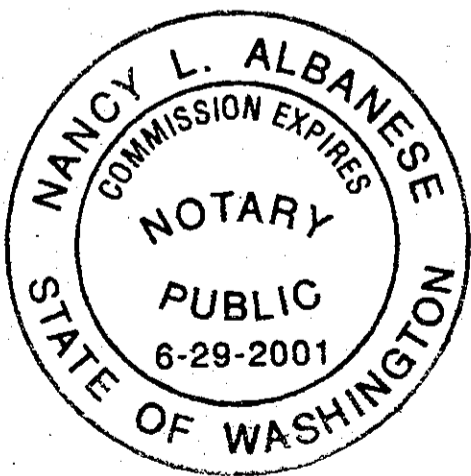
President and

Secretary, respectively, of

496404 Washington Inc

the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

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



Nancy L Albanese  
Notary Public in and for the State of Washington,  
residing at

My appointment expires

6-29-2001

This jurat is page 3 of 4 and is attached to

SUB AGENT

dated

4/11/01



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Skagit County Auditor

**Exhibit A**

**That portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M., described as follows:**

**Beginning at a point on the North line of said subdivision that is 550 feet West of the Northeast corner thereof (as measured along said North line); thence South parallel to the East line of said subdivision 395 feet, 3 inches to the Southwest corner of that certain parcel of land conveyed under Auditor's File No. 217810, records of Skagit County, Washington; thence East along the South line of said parcel of land and parallel to the North line of said Southeast 1/4 of the Southwest 1/4, 344.70 feet, more or less, to the Northwesternly line of Oakes Avenue (Burrows Bay Road); thence Southerly and Westerly along the Northerly line of Oakes Avenue (Burrows Bay Road) to the West line of said Southeast 1/4 of the Southwest 1/4; thence North along said West line to a point that is 396 feet South of the Northwest corner of said subdivision (as measured along said West line); thence East parallel to the North line of said subdivision, 330 feet; thence North parallel to the West line of said subdivision, 396 feet to a point on the North line of said subdivision that is 330 feet East of the Northwest corner of said subdivision; thence along the North line of said subdivision in an Easterly direction, 439.43 feet, more or less, to the point of beginning;**

**EXCEPT that portion thereof condemned by the State of Washington for highway purposes under Superior Court for Skagit County Cause No. 28705, AND ALSO EXCEPT established roads, street and rights-of-way therefor.**



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