

AFTER RECORDING MAIL TO:

Land Title Company of Skagit County
111 East George Hopper Road
Burlington, WA 98233



200204160007

Skagit County Auditor

4/16/2002 Page 1 of 2 8:42AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-99118-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Subordination Agreement

Reference Number(s):

Grantor(s): Art Hilstead and Lois Hilstead, husband and wife

Grantee(s): Skagit State Bank, Winona Woods & Skagit Speedway, Inc.

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. Art Hilstead and Lois Hilstead, husband and wife referred to herein as "subordinator", is the owner and holder of a mortgage dated December 26, 2001 which is recorded in volume _____ of Mortgages, page _____ under auditor's file No. 200112310145, records of Skagit County.
2. Skagit State Bank, Winona Woods & Skagit Speedway, Inc. referred to herein as "lender", is the owner and holder of a mortgage dated December 20, 2001 executed by B. C. Group, LLC 12/26/01 and 12/28/01, respectively (which is recorded in volume _____ of Mortgages, page _____, under auditor's file No. 200112310141, 200112310143 & 200112310144, respectively records of Skagit County) (which is to be recorded concurrently herewith).
3. B.C. GROUP, L.L.C., 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.
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 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, 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 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 first above mentioned, which provide for the subordination of the lien or charge thereof to a mortgage or mortgages to be thereafter executed.

UNOFFICIAL DOCUMENT

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 29 day of March, 2002

NOTICE: THIS SUBORDINATION 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 THEIR ATTORNEYS WITH RESPECT THERETO.

Art Hilstead
Lois Hilstead

B.C. Group, L.L.C.
Steve Beitler
Steve Beitler, Manager

STATE OF WASHINGTON }
County of SKAGIT } SS:

I certify that I know or have satisfactory evidence that ART HILSTEAD and LOIS HILSTEAD is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: JANUARY 3-29-02 Angela J. McAdan

Notary Public in and for the State of WASHINGTON
Residing at 23536 RIVER Rd Sedro Woolley, WA
My appointment expires: 6-8-03

