



200312160044
Skagit County Auditor

12/16/2003 Page 1 of 2 9:48AM

WHEN RECORDED RETURN TO

Name First American Title of Skagit County
Address 160 Cascade Place Suite 104
City, State, Zip Burlington, WA 98233
B76242
Filed for Record at Request of First American Title of Skagit County

Subordination Agreement

B76242E-2
FIRST AMERICAN TITLE CO.

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. THEO INVESTMENTS LLC referred to herein as "subordinator", is the owner and holder of a mortgage dated , under auditor's file No. **200010310109**, records of SKAGIT County.
2. WADOT CAPITAL INC referred to herein as "lender", is the owner and holder of a mortgage dated , executed by **KENNETH W. CHAPPEL and DEBRA A. CHAPPEL** (which is recorded under auditor's file No. **200312160043** records of SKAGIT County) (which is to be recorded concurrently herewith).
3. **KENNETH W. CHAPPEL and DEBRA A. CHAPPEL, Husband and Wife** 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.
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 _____ day of _____,

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.

George J. Theodorak

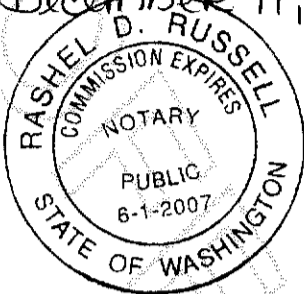
Luis M. Theodorak

STATE OF WASHINGTON
COUNTY OF Skagit

Lois M. Theodoratus
} ss
George J. Theodoratus

I certify that I know or have satisfactory evidence that Lois M. Theodoratus and George J. Theodoratus is/~~are~~ the persons who appeared before me, and said persons acknowledged it to be his/her/~~their~~ free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 11, 2003



Rachel D. Russell
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: June 1, 2007

STATE OF WASHINGTON
COUNTY OF

} ss

I certify that I know or have satisfactory evidence that _____ is/~~are~~ the persons who appeared before me, and said persons acknowledged that he/~~she~~/~~they~~ signed this instrument, on oath stated that he/~~she~~/~~they~~ authorized to execute the instrument and acknowledged it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

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

