

RETURN ADDRESS:

PEOPLES BANK
MOUNT VERNON OFFICE
1801 RIVERSIDE DRIVE
MOUNT VERNON, WA
98273



201207180053
Skagit County Auditor

GUARDIAN NORTHWEST TITLE CO.

NOTICE: THIS SUBORDINATION OF DEED OF TRUST 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.

SUBORDINATION OF DEED OF TRUST

103734-2

Reference # (if applicable):

DT # 20120514051
DT # 201207180052

Additional on page _____

Grantor(s):

- 1. NORTHWEST PREMIER HOMES, L.L.C.

Grantee(s)

- 1. PEOPLES BANK

Legal Description: LOTS 34, 35, 45 AND 72, DIGBY HEIGHTS #1, LOTS 59 AND 60, DIGBY HEIGHTS #2 AND LOTS 93 AND 131, DIGBY HEIGHTS #3

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Assessor's Tax Parcel ID#: P128474, 4984-000-034-0000, P128475, 4984-000-035-0000, P128485, 4984-000-045-0000, P128488, 4984-000-072-0000, P130942, 6001-000-000-0059, P130943, 6001-000-000-0060, P 130956, 6002-000-000-0093, P130994, 6002-000-000-0131

THIS SUBORDINATION OF DEED OF TRUST dated July 9, 2012, is made and executed among CEDAR HEIGHTS, LLC ("Beneficiary"); CHICAGO TITLE INSURANCE COMPANY ("Trustee"); NORTHWEST PREMIER HOMES, L.L.C. ("Borrower"); and PEOPLES BANK ("Lender").

SUBORDINATION OF DEED OF TRUST

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SUBORDINATED INDEBTEDNESS. Beneficiary has extended the following described financial accommodations, secured by the Real Property (the "Subordinated Indebtedness"):

A PROMISSORY NOTE DATED MAY 11, 2012 IN THE AMOUNT OF \$400,000.00 PLUS INTEREST, IF ANY.

The Subordinated Indebtedness is or will be secured by the Real Property and evidenced by a deed of trust dated May 11, 2012 from NORTHWEST PREMIER HOMES, L.L.C. ("Trustor") to CHICAGO TITLE INSURANCE COMPANY ("Trustee") in favor of CEDAR HEIGHTS, LLC ("Beneficiary") (the "Subordinated Deed of Trust") and recorded in SKAGIT County, State of Washington as follows:

A DEED OF TRUST DATED MAY 11, 2012, RECORDED MAY 14, 2012 UNDER RECORDING NUMBER 201205140151.

REAL PROPERTY DESCRIPTION. The Subordinated Deed of Trust covers the following described real property (the "Real Property") located in SKAGIT County, State of Washington:

PARCEL A:

LOTS 34, 35, 45 AND 72, DIGBY HEIGHTS PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 15, 2009, UNDER AUDITOR'S FILE NO. 200904150063, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

LOTS 59 AND 60, DIGBY HEIGHTS PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 19, 2011, UNDER AUDITOR'S FILE NO. 201109190087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL C:

LOTS 93 AND 131, DIGBY HEIGHTS PHASE III, ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 19, 2011, UNDER AUDITOR'S FILE NO. 201109190088, RECORDS OF SKAGIT COUNTY, WASHINGTON.

The Real Property or its address is commonly known as 3446, 334 LEANN STREET; 337, 416, 468, 464 BARRY LOOP & 3622 BECKY STREET, 3633 BECKY LOOP, MOUNT VERNON, WA 98274. The Real Property tax identification number is P128474, 4984-000-034-0000, P128475, 4984-000-035-0000, P128485, 4984-000-045-0000, P128488, 4984-000-072-0000, P130942, 6001-000-000-0059, P130943, 6001-000-000-0060, P130956, 6002-000-000-0093, P130994, 6002-000-000-0131.

SUPERIOR INDEBTEDNESS. Lender has extended or has agreed to extend the following described financial accommodations to Borrower, secured by the Real Property (the "Superior Indebtedness"):

A PROMISSORY NOTE DATED JULY 9, 2012 GRANTED BY NORTHWEST PREMIER HOMES, L.L.C. IN THE AMOUNT OF \$1,000,000.00.

The Superior Indebtedness is or will be secured by the Real Property and evidenced by a mortgage, deed of trust, or other lien instrument, dated July 9, 2012, from Borrower to Lender (the "Lender's Lien") and recorded in SKAGIT County, State of Washington as follows:

A DEED OF TRUST DATED JULY 9, 2012 AND RECORDED 7-18-12 UNDER RECORDING NUMBER 0012018005.

As a condition to the granting of the requested financial accommodations, Lender has required that the Lender's Lien be and remain superior to the Subordinated Deed of Trust.

REQUESTED FINANCIAL ACCOMMODATIONS. Trustor, who may or may not be the same person or entity as Borrower, and Beneficiary each want Lender to provide financial accommodations to Borrower in the form of the Superior Indebtedness. Trustor and Beneficiary each represent and acknowledge to Lender that Beneficiary will benefit as a result of these financial accommodations from Lender to Borrower, and Beneficiary acknowledges receipt of valuable consideration for entering into this Subordination.

NOW THEREFORE THE PARTIES TO THIS SUBORDINATION HEREBY AGREE AS FOLLOWS:

SUBORDINATION. The Subordinated Deed of Trust and the Subordinated Indebtedness secured by the Subordinated Deed of Trust is and shall be subordinated in all respects to Lender's Lien and the Superior Indebtedness, and it is agreed that Lender's Lien shall be and remain, at all times, prior and superior to the lien of the Subordinated Deed of Trust. Beneficiary also subordinates to Lender's Lien all other Security Interests in the Real Property held by Beneficiary, whether now existing or hereafter acquired. The words "Security Interest" mean and include without limitation any type of collateral security, whether in the form of a lien, charge, mortgage, deed of trust, assignment, pledge, chattel mortgage, chattel trust, factor's lien, equipment trust, conditional sale, trust receipt, lien or title retention contract, lease or consignment intended as a security device, or any other security or lien interest whatsoever, whether created by law, contract, or otherwise.

BENEFICIARY'S REPRESENTATIONS AND WARRANTIES. Beneficiary represents and warrants to Lender that: (A) no representations or agreements of any kind have been made to Beneficiary which would limit or qualify in any way the terms of this Subordination; (B) this Subordination is executed at Borrower's request and not at the request of Lender; (C) Lender has made no representation to Beneficiary as to the creditworthiness of Borrower; and (D) Beneficiary has established adequate means of obtaining basis information regarding Borrower's financial condition. Beneficiary agrees to keep adequately informed from such means of any facts, events, or circumstances which might in any way affect Beneficiary's risks under this Subordination, and Beneficiary further agrees that Lender shall have no obligation to disclose to Beneficiary information or material acquired by Lender in the course of its relationship with Beneficiary.

BENEFICIARY WAIVERS. Beneficiary waives any right to require Lender: (A) to make, extend, renew, or modify any loan to Borrower or to grant any other financial accommodations to Borrower whatsoever; (B) to make any presentment, protest, demand, or notice of any kind, including notice of any nonpayment of any Superior Indebtedness secured by Lender's Lien, or notice of any action or nonaction on the part of Borrower, Lender, any surety, endorser, or other guarantor in connection with the Superior Indebtedness, or in connection with the creation of new or additional Indebtedness; (C) to resort for payment or to proceed directly or at once against any person, including Borrower, (D) to proceed directly against or exhaust any collateral held by Lender from Borrower, any other guarantor, or any other person; (E) to give notice of the terms, time, and place of any public or private sale of personal property security held by Lender from Borrower or to comply with any other applicable provisions of the Uniform Commercial Code; (F) to pursue any other remedy within Lender's power; or (G) to commit any act or omission of any kind, at any time, with respect to any matter whatsoever.

LENDER'S RIGHTS. Lender may take or omit any and all actions with respect to Lender's Lien without affecting whatsoever any of Lender's rights under this Subordination. In particular, without limitation, Lender may, without notice of any kind to Beneficiary, (A) make one or more additional secured or unsecured loans to Borrower, (B)



Skagit County Auditor

**SUBORDINATION OF DEED OF TRUST
(Continued)**

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repeatedly alter, compromise, renew, extend, accelerate, or otherwise change the time for payment or other terms of the Superior Indebtedness or any part of it, including increases and decreases of the rate of interest on the Superior Indebtedness; extensions may be repeated and may be for longer than the original loan term; (C) take and hold collateral for the payment of the Superior Indebtedness, and exchange, enforce, waive, and release any such collateral, with or without the substitution of new collateral; (D) release, substitute, agree not to sue, or deal with any one or more of Borrower's sureties, endorsers, or guarantors on any terms or manner Lender chooses; (E) determine how, when and what application of payments and credits, shall be made on the Superior Indebtedness; (F) apply such security and direct the order or manner of sale of the security, as Lender in its discretion may determine; and (G) transfer this Subordination to another party.

DEFAULT BY BORROWER. If Borrower becomes insolvent or bankrupt, this Subordination shall remain in full force and effect. Any default by Borrower under the terms of the Subordinated Indebtedness also shall constitute an event of default under the terms of the Superior Indebtedness in favor of Lender.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Subordination:

Amendments. This Subordination constitutes the entire understanding and agreement of the parties as to the matters set forth in this Subordination. No alteration of or amendment to this Subordination shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Subordination, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's attorneys' fees and Lender's legal expenses, whether or not there is a lawsuit, including attorneys' fees and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Beneficiary also will pay any court costs, in addition to all other sums provided by law.

Authority. The person who signs this Subordination as or on behalf of Beneficiary represents and warrants that he or she has authority to execute this Subordination and to subordinate the Subordinated Indebtedness and the Beneficiary's security interests in Beneficiary's property, if any.

Caption Headings. Caption headings in this Subordination are for convenience purposes only and are not to be used to interpret or define the provisions of this Subordination.

Governing Law. This Subordination will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Washington without regard to its conflicts of law provisions. This Subordination has been accepted by Lender in the State of Washington.

Choice of Venue. If there is a lawsuit, Beneficiary agrees upon Lender's request to submit to the jurisdiction of the courts of SKAGIT County, State of Washington.

Successors. This Subordination shall extend to and bind the respective heirs, personal representatives, successors and assigns of the parties to this Subordination, and the covenants of Beneficiary herein in favor of Lender shall extend to, include, and be enforceable by any transferee or endorsee to whom Lender may transfer any or all of the Superior Indebtedness.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Subordination unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Subordination shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Subordination. No prior waiver by Lender, nor any course of dealing between Lender and Beneficiary, shall constitute a waiver of any of Lender's rights or of any of Beneficiary's obligations as to any future transactions. Whenever the consent of Lender is required under this Subordination, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Waive Jury. All parties to this Subordination hereby waive the right to a jury trial in any action, proceeding, or counterclaim brought by any party against any other party. (Initial Here *[Signature]*)

EACH PARTY TO THIS SUBORDINATION ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS SUBORDINATION, AND EACH PARTY AGREES TO ITS TERMS. THIS SUBORDINATION IS DATED JULY 9, 2012.



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SUBORDINATION OF DEED OF TRUST

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(Continued)

BORROWER:

NORTHWEST PREMIER HOMES, L.L.C.

ZAR, L.L.C., Member of NORTHWEST PREMIER HOMES, L.L.C.

[Signature]
By: ZAKIR H. PARIKH, Manager of ZAR, L.L.C.

JKW INVESTMENTS, L.L.C., Member of NORTHWEST PREMIER HOMES, L.L.C.

[Signature]
By: JOSEPH D. WOODMANSEE, Manager of JKW INVESTMENTS, L.L.C.

PLLT INVESTMENTS, L.L.C., Member of NORTHWEST PREMIER HOMES, L.L.C.

[Signature]
By: PAUL J. WOODMANSEE, Manager of PLLT INVESTMENTS, L.L.C.

BENEFICIARY:

CEDAR HEIGHTS, LLC

[Signature]
By: Authorized Signer for CEDAR HEIGHTS, LLC

Authorized Signer for CEDAR HEIGHTS, LLC

TRUSTEE:

LENDER:

PEOPLES BANK

Authorized Officer

[Signature]
SVP



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SUBORDINATION OF DEED OF TRUST
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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

Notary Public
State of Washington
KAMI K ALBRIGHT
My Appointment Expires Jun 26, 2013

On this 11th day of July, 20 12, before me, the undersigned Notary Public, personally appeared ZAKIR H. PARPIA, Manager of ZAR, L.L.C., Member of NORTHWEST PREMIER HOMES, L.L.C.; JOSEPH D. WOODMANSEE, Manager of JKW INVESTMENTS, L.L.C., Member of NORTHWEST PREMIER HOMES, L.L.C.; and PAUL J. WOODMANSEE, Manager of PLLT INVESTMENTS, L.L.C., Member of NORTHWEST PREMIER HOMES, L.L.C., and personally known to me or proved to me on the basis of satisfactory evidence to be members or designated agents of the limited liability company that executed the Subordination of Deed of Trust and acknowledged the Subordination to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Subordination and in fact executed the Subordination on behalf of the limited liability company.

By Kami K Albright
Notary Public in and for the State of WA

Residing at Whatcom County, WA
My commission expires June 26, 2013

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

Notary Public
State of Washington
KAMI K ALBRIGHT
My Appointment Expires Jun 26, 2013

On this 11th day of July, 20 12, before me, the undersigned Notary Public, personally appeared

and personally known to me or proved to me on the basis of satisfactory evidence to be (a) member(s) or designated agent(s) of the limited liability company that executed the Subordination of Deed of Trust and acknowledged the Subordination to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she/they is/are authorized to execute this Subordination and in fact executed the Subordination on behalf of the limited liability company.

By Kami Albright
Notary Public in and for the State of WA

Residing at Whatcom County, WA
My commission expires June 26, 2013



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Skagit County Auditor

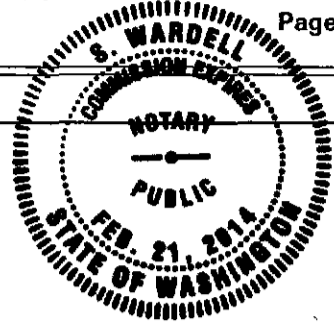
SUBORDINATION OF DEED OF TRUST
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LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



On this 11th day of July, 2012, before me, the undersigned Notary Public, personally appeared John J. Voth and personally known to me or proved to me on the basis of satisfactory evidence to be the Senior Vice President, authorized agent for PEOPLES BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PEOPLES BANK, duly authorized by PEOPLES BANK through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of PEOPLES BANK.

By S. Wardell Residing at Mount Vernon
Notary Public in and for the State of WA My commission expires 2-21-14

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