



200403300090

Skagit County Auditor

3/30/2004 Page

1 of

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Bank of America



Lot 3
Vol. 15 of Plats Page 26

APN: 4579-000-003-0002

Real Estate Subordination Agreement
(Bank of America to Third Party)

This instrument was prepared by and after recording returned to:

Prepared by
Portfolio Administration
Bank of America, N.A.
P.O. Box 26865
Richmond, VA 23261-7025
Account # 68209006335199

Recording requested by: LSI
When recorded return to:
Custom Recording Solutions
2550 N. Redhill Ave.
Santa Ana, CA. 92705
800-756-3524 ext. 5011

1475B

George Harrison

This Real Estate Subordination Agreement ("Agreement") is executed as of December 16, 2003, by Bank of America, N.A., having an address of, P O Box 26865; Richmond, VA 23261-7025 ("Subordinator"), in favor of Wells Fargo Home Mortgage Inc., having an address for notice of purposes of 5024 Parkway Plaza Blvd., Charlotte, NC 28217 ("Junior Lienholder").

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated March 31, 1999, executed by Roger J. Saben, Jr. and Molly E. Saben and which is recorded in Volume/Book 1972, Page 0513, and if applicable, Document Number 9904120126, of the land records of Skagit County, Washington, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lienholder has been requested to make a loan, line of credit or other financial accommodation to Roger J. Saben, Jr. and Molly E. Saben (jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering, without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of Wells Fargo Home Mortgage Inc in the maximum principal face amount of \$115,369.00 (the "Principal Amount") [For North Carolina only - bearing interest and payable as therein provided at the maximum rate of N/A% for a period not to exceed N/A months], including provisions for acceleration and payment of collection costs (the "Obligation"); and

Inst: 200305230176 Rec: 05/23/03

Whereas, Junior Lienholder requires, as a condition to the making of the Obligation, that the Junior Lien will be a superior lien;

Now Therefore, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and with the understanding by Subordinator that Junior Lienholder will rely hereon in making the Obligation, Subordinator agrees and covenants that the Senior Lien and the rights of Subordinator thereunder and all other rights of Subordinator now or hereafter existing in or with respect to the property are hereby subordinated, and are and shall remain completely and unconditionally subordinate to the Junior Lien and the rights of Junior Lienholder thereunder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien and/or the Obligation.

This Subordination Agreement is limited to an amount of **\$115,369.00**, which is the original amount of the Junior Lienholder's principal balance; plus interest and any additional amounts advanced pursuant to the provision of said security instrument for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lienholder's rights in the Property. This Agreement shall inure to the benefit of Junior Lienholder and be binding upon Subordinator, its successors and assigns and shall be binding upon any purchaser (at foreclosure or otherwise) of the Property or any part thereof, and their respective heirs, personal representatives, successors and assigns.

Bank of America, N.A.

By: *George F. Harrison*
Its **GEORGE F. HARRISON**
AUTHORIZED OFFICER

December 16, 2003
Date

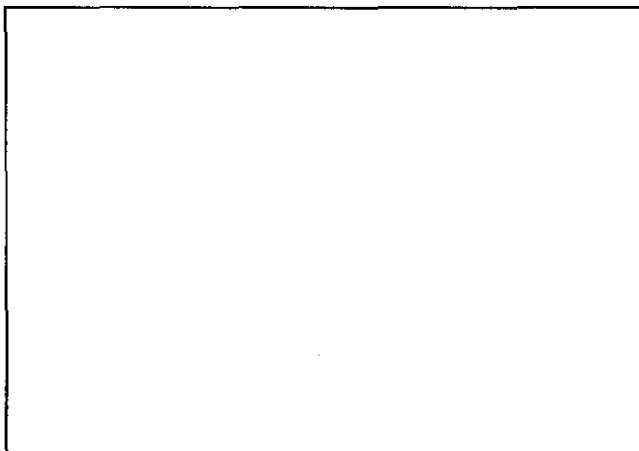
Bank of America, N.A. Acknowledgement:
Commonwealth of Virginia
Henrico County / City of Richmond

On December 16, 2003, before me, a notary public in and for said State, personally appeared GEORGE F. HARRISON, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Veronica A. McCall
Signature of Person Taking Acknowledgement

Commission Expiration Date:
Veronica A. McCall
My Commission Expires
October 31, 2006

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68209006335199

Page 2 of 2



200403300090
Skagit County Auditor

Legal Description

Exhibit "A"

Loan Number :

Borrower : ROGER J SABEN JR And MOLLY E
SABEN

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT,
STATE OF WASHINGTON:

LOT 3, PLAT OF CENTENNIAL GROVE, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 15 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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200403300090
Skagit County Auditor

3/30/2004 Page

3 of

3 11:49AM