



200906010098  
Skagit County Auditor

6/1/2009 Page 1 of 4 10:45AM

RETURN ADDRESS

~~KeyBank National Association~~  
431 E PARK CENTER BLVD.  
~~P.O. BOX 16430~~  
BOISE, ID 83706

Please Type or Print Neatly & Clearly All Information

Document Title(s)

SUBORDINATION

Reference Number(s) of Related Documents

2009 0123 0070 2009 0601 0097

Grantor(s) (Last Name, First & Middle Initial)

KEYBANK, NA  
John W. Fabianek & Sheryl Fabianek

Grantee(s) (Last Name, First & Middle Initial)

KEYBANK, NA

Legal Description (Abbreviated form is acceptable) i.e. Section/Township/Range/1/4 Section

SEC 27, TWP 35 N, R 1E, W. 1/4,  
SKAGIT, WA

Pln of:

Assessor's Tax Parcel ID Number:

P59428

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the Accuracy or completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

SUBORDINATION AGREEMENT

THIS AGREEMENT made this 1st day of May, 2009, in favor of KEYBANK NATIONAL ASSOCIATION it's successors and/or assigns, with an office at 127 PUBLIC SQUARE, CLEVELAND, OH 44114 ("Lender") by KeyBank National Association, having a place of business at 4910 Tiedeman Road, Ste B, Cleveland, Ohio 44144. ("Subordinate Lender")

WITNESSETH:

WHEREAS, Subordinate Lender is the owner and holder of the following Mortgage/Deed of Trust covering the property located at 1907 BAY PL, ANACORTES, WA 98221 and as more fully described therein ("Mortgaged Property"), and of the note or bond which said Mortgage/Deed of Trust secures ("Subordinate Lender Note"):

a) Mortgage/Deed of Trust dated January 9, 2009, made by: JOHN W FABIANEK and SHERYL FABIANEK to KeyBank National Association to secure the sum of \$48,000.00 recorded on Real Property in the SKAGIT County Recorder/Clerk's Office in WA Book/Liber 200901230070 Page N/A. ("Subordinate Lender Mortgage").

WHEREAS, on condition that the Subordinate Lender Mortgage/Deed of Trust be subordinated in the manner hereinafter appearing, Lender has or is about to accept a mortgage covering the Mortgaged Property, made by JOHN W FABIANEK and SHERYL FABIANEK ("Borrower") to Lender to secure an amount not to exceed ( \$205,000.00 ) and interest, said mortgage being hereinafter collectively referred to as the "Lender Mortgage".

NOW, THEREFORE, in consideration of One Dollar (1.00) and other good and valuable consideration and to induce Lender to accept the Lender Mortgage the receipt and sufficiency of said consideration being hereby acknowledged, Subordinate Lender does hereby covenant, consent and agree with Lender as follows:

The Subordinate Lender Mortgage/Deed of Trust shall be and is hereby made subject and subordinate in lien to the lien of the Lender Mortgage in the principal amount not to exceed \$205,000.00 and interest together with any and all advances heretofore or hereinafter made and pursuant to the Lender Mortgage and together with any and all renewals or extensions of the Lender Mortgage or the note secured thereby, ("Lender Note").

THIS AGREEMENT may not be changed or terminated orally and shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns, of the parties hereto.



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IN WITNESS WHEREOF, Subordinate Lender hereto has duly executed this agreement the day and year first above written.

KeyBank National Association

X Jeffrey P. Kendro  
JEFFREY P. KENDRO, AVP

X Sheila Graham  
SHEILA GRAHAM, WITNESS  
X Nancy L. King  
NANCY L. KING, NOTARY

STATE OF OHIO )  
                          )  
COUNTY OF STARK )

Before me, a Notary Public in and for the said County and State, personally appeared JEFFREY P. KENDRO, AVP of KEYBANK NATIONAL ASSOCIATION, the corporation which executed the foregoing instrument who acknowledged that they did sign the foregoing instrument for and on behalf of said corporation, being thereunto duly authorized, and that the same is the free act and deed individually and as such officers and free act of deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Canton, Ohio, this the 1st day of May, 2009.



Nancy L. King  
Notary Public  
My commission expires: \_\_\_\_\_  
NANCY L. KING  
Notary Public, State of Ohio  
My Commission Expires Sept. 22, 2012

THIS INSTRUMENT PREPARED BY: KeyBank National Association

When recorded mail to:  
KeyBank National Association  
P.O.Box 16430  
Boise, ID 83715



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## Legal Description

Tract 47, "SKYLINE NO. 7", according to the plat thereof recorded in Volume 9 of Plats, Page 70, records of Skagit County, Washington.

Parcel "B":

That portion of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 47, "SKYLINE NO. 7"; thence South 51 degrees 51' 27" East, a distance of 95.00 feet; thence Northeasterly along a curve to the right having a radius of 60 feet, an arc distance of 15.48 feet to a point which lies South 37 degrees 04' 17" East, a distance of 95 feet from the most Easterly corner of said Lot 47; thence North 37 degrees 04' 17" West, a distance of 95.00 feet to the most Easterly corner of said Lot 47; thence Southerly along the Easterly line of said Lot 47, a distance of 40 feet to the point of beginning.

Tax ID# P59628



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