

Return Address:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117



201203190195
Skagit County Auditor

3/19/2012 Page 1 of 4 12:18PM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in)	
Real Estate Subordination Agreement	77577301-02
Reference Number(s) of related Documents:	
Doc Number 200905050045	201203190194 Rec 2nd
Additional reference #'s on page _____ of document	
Grantor(s) (Last name, first name, initials)	
Bank of America, N.A. Richard M. Simcock and Melodie J. Simcock	
Additional names on page _____ of document.	
Grantee(s) (Last name first, then first name and initials)	
JP Morgan Chase Bank, N.A.	
Additional names on page _____ of document.	
Trustee N/A	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range)	
L7, Vol 15 Plats, Pgs 130-146, Skagit County, WA	
Additional legal is on page <u>4</u> of document	
Assessor's Property Tax Parcel/Account Number assigned	<input type="checkbox"/> Assessor Tax # not yet assigned
4621-000-007-0006	
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	
USR /	

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

②
56255468 - 1211265
This instrument was prepared by:
Bank of America Subordination Unit
4161 Piedmont Parkway
Greensboro, NC 27410

After recording return to:
Bank of America Collateral Tracking
4161 Piedmont Parkway
Greensboro, NC 27410
Account #: 6820050590XXXX

Bank of America



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

115 77301-02
Bank of America, N.A.

This Real Estate Subordination Agreement ("Agreement") is executed as of 02/13/2012, by Bank of America, N.A. ("Subordinator"), having an address of: 4161 Piedmont Parkway Greensboro, NC 27410 in favor of JP MORGAN CHASE BANK, NA ("Junior Lien Holder"), having an address for notice purposes of:

Rec 2nd

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 04/17/2009, executed by RICHARD M. SIMCOCK AND MELODIE J. SIMCOCK, with a property address of: 1529 ALPINE VIEW DR, MOUNT VERNON, WA 98274

which was recorded on 5/5/2009, in Volume/Book N/A, Page N/A, and Document Number 200905050045, and if applicable, modified on _____, in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of SKAGIT County, WA, 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



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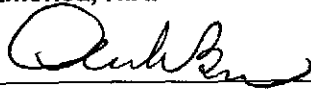
(for use in ID, OR, WA)

Whereas, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to RICHARD M. SIMCOCK AND MELODIE J. SIMCOCK (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 Junior Lien Holder in the maximum principal face amount of \$ 239,143.00 (the "Principal Amount"), including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

Now, Therefore, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Junior Lien Holder's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

Bank of America, N.A.

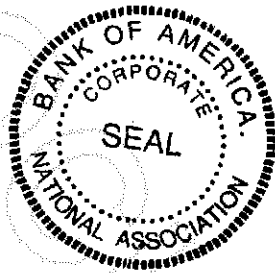


02/13/2012

Date

By: Deborah Brown

Its: Assistant Vice President



Individual Acknowledgment:

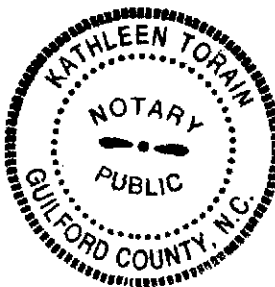
State/Commonwealth/District of North Carolina

County/City of Guilford/Greensboro

On this the Thirteenth day of February, 2012, before me, Kathleen Torain, the undersigned Notary Public, personally appeared Deborah Brown, who acknowledged him/herself to be the Assistant Vice President of Bank of America, N.A., and that (s)he, as such Assistant Vice President, Being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Assistant Vice President. In witness whereof I hereunto set my hand and official seal.



Signature of Person Taking Acknowledgment
Commission Expiration Date: 10/12/2013



93-12-3421NSBW 02-2005



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Skagit County Auditor

Exhibit A

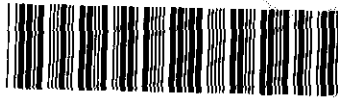
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT,
STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

LOT 7, PLAT OF EAGLEMONT PHASE 1A, AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGES 130 THROUGH 146, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P104274 AND 4621-000-007-0006

Commonly known as 1529 ALPINE VIEW DR, Mount Vernon, WA 98274
However, by showing this address no additional coverage is provided



+U02503009+

1634 3/9/2012 77577301/2



201203190195
Skagit County Auditor