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Skagit County Auditor

6/29/2012 Page

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WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING F

Return Address:

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

Document Title(s) (or transactions contained therein):

**SUBORDINATION AGREEMENT FOR
SHORT FORM DEED OF TRUST**

Grantor(s)

Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

RICHARD P AUSTIN II
GRETCHEN A AUSTIN

201206290039

GUARDIAN NORTHWEST TITLE CO.

103509-2

Grantee(s)

Wells Fargo Bank, N.A.

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)

15633 GUNDERSON RIDGE LANE, MOUNT VERNON, WA 98273-0000

Sec. 19, Twp. 34, R. 5; NE SW
(Lot 5, Survey No. 8505080016)

Additional legal description is on page See Exhibit A of document.

Assessor's Property Tax Parcel or Account Number: 340519-3-001-0007/ P30343

Reference Number(s) of Documents assigned or released: 545069790657

Additional references Document ID# 200804290182 at page N/A (or as No. N/A) of the Official Records in the Office of the Auditor of the County of Skagit, State of Washington.

Note: The Auditor or Recording Officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

This Instrument Prepared by:
Wells Fargo
P.O. Box 4149 MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056

[Space Above This Line for Recording Data]

Reference: 545069790657

Account: XXX-XXX-XXX1976-0001

**SUBORDINATION AGREEMENT FOR
SHORT FORM DEED OF TRUST**

Effective Date: 5/24/2012

Owner(s): RICHARD P AUSTIN II
GRETCHEN A AUSTIN

Current Lien Amount: \$68,000.00.

Senior Lender: Wells Fargo Bank, N.A.

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Trustee: WELLS FARGO FINANCIAL NATIONAL BANK

Property Address: 15633 GUNDERSON RIDGE LANE, MOUNT VERNON, WA 98273-0000

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

RICHARD P. AUSTIN, II AND GRETCHEN A. AUSTIN, HUSBAND AND WIFE, (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Short Form Deed Of Trust (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

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which document is dated the 24th day of April, 2008, which was filed in Document ID# 200804290182 at page N/A (or as No. N/A) of the Official Records in the Office of the Auditor of the County of Skagit, State of Washington. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to RICHARD P AUSTIN II and GRETCHEN A AUSTIN (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$400,000.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender and Trustee, if applicable, hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. Appointment of Substitute Trustee *If Applicable*

The Existing Security Instrument names N/A, as Trustee and the Subordinating Lender as Beneficiary. The Existing Security Instrument provides that the Subordinating Lender may designate and appoint a substitute Trustee in place of any other trustee by an instrument recorded among the appropriate land records.

The Subordinating Lender hereby removes N/A as Trustee and designates and appoints N/A as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee under the Existing Security Instrument.

C. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

D. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee if applicable, individually or through its authorized officer, have each set their hand and seal as of the Effective Date above unless otherwise indicated.



SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By _____
(Signature)

MAY 25 2012

Date

Christopher L. Wheeler
(Printed Name)

Officer
(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Virginia)
COUNTY OF Roanoke) ss.

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 25 day of May, 2012, by Christopher L. Wheeler, as Officer of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.



(Notary Public)

Sandra Jean Lucas
Notary Public 239947
Commonwealth of Virginia
My Commission Expires April 30, 2016



Exhibit A

Reference Number: 545069790657

Legal Description:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Parcel "A":

Lot 5, of that certain Survey recorded May 8, 1985, as Auditor's File No. 8505080016, in Volume 6 of Surveys, Page 68, records of Skagit County, Washington, said premises being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 34 North, Range 5 East, W.M.

TOGETHER WITH a 60 foot wide, non-exclusive easement for access and utilities over and across those portions of Lots 1, 2 and 3, of said Survey, as delineated thereon.

TOGETHER WITH a non-exclusive easement for access and utilities over and across the North 60 feet of the West 60 feet of Lot 6, of said Survey, as delineated thereon.

Parcel "B":

A non-exclusive easement for ingress, egress and utilities over and across the following described property:

The North 60 feet of that portion of Tract 3 of Gunderson Meadows, recorded February 9, 1983, in Volume 4 of Surveys, Pages 80 and 81, as Auditor's File No. 8302090003, records of Skagit County, Washington, lying within the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 34 North, Range 5 East, W.M..

