



201302140141

Skagit County Auditor

2/14/2013 Page

1 of

5 2:59PM

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

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

Document Title(s) SUBORDINATION AGREEMENT

Reference Number(s) of Related Documents:

DOC ID # 200211220079

Additional reference #'s on page of document

201302140140

Grantor(s) CARRIE L. COKER AND ALLY BANK CORP.

Grantee(s) MERS

TRUSTEE:

Legal description: PTN N1/2, 33-35-5 E W.M. AKA TR. 5, STEELHEAD BEND.

Complete Legal Description: PAGE 4

Assessor's Property Tax Parcel/Account Number: 350533-1-001-0614 (P40554)

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.

I am requesting an emergency nonstandard 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 part of the text of the original document.

Signature of Requesting Party

8173674447

WHEN RECORDED MAIL TO:

**GMAC Mortgage, LLC
3451 Hammond Ave
Waterloo IA 50702**

**Prepared by: Jill Schares
100069700003674448
1-888-679-6377**

7707950

SUBORDINATION AGREEMENT

THIS AGREEMENT, made December 26, 2012, by Mortgage Electronic Registration Systems, Inc., ('MERS'), present owner and holder of the Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH:

THAT CARRIE L. COKER, ("Owner"), did execute a Deed of Trust dated October 10, 2002, to FIRST AMERICAN TITLE COMPANY of SKA, as trustee, covering:

SEE ATTACHED

To secure a Note in the sum of \$35,600.00 dated October 10, 2002 in favor of Mortgage Electronic Registration Systems, Inc., ('MERS'), which Deed of Trust was recorded on November 22, 2002 as Instrument 200211220079, Official Records.

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of (Not to Exceed) \$104,550.00 dated 1-14-2013 in favor of Ally Bank Corp., hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith;

WHEREAS, it is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded, constitute a lien or charge upon said land, which is unconditionally prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.

- (1) That said Deed of Trust securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.
- (2) That Lender would not make its loan above described without this Subordination Agreement.
- (3) Nothing herein contained shall affect the validity or enforceability of Beneficiary's Deed of Trust except for the subordination as aforesaid.



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Beneficiary declares, agrees and acknowledges that

It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, a specific loan is being made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.



Mortgage Electronic Registration Systems, Inc., ('MERS')

By:

Jami M. Beranek

Title: Assistant Secretary

Attest:

Rachel Ragsdale

Title: Assistant Secretary

STATE OF IOWA

COUNTY OF BLACK HAWK

ss:

On December 26, 2012, before me Jeff Uden, a notary public in and for the said county, personally appeared Jami M. Beranek known to me to be a Assistant Secretary of Mortgage Electronic Registration Systems, Inc., ('MERS') and Rachel Ragsdale known to me to be an Assistant Secretary of Mortgage Electronic Registration Systems, Inc., ('MERS'), Solely Defined As Nominee For The Lender, GMAC Mortgage, LLC, the Limited Liability Company that executed the within instrumental also known to me (or proved to me on the basis of satisfactory evidence to be the person who executed the with instrument, behalf of the Limited Liability Company herein named and acknowledged to me that such Limited Liability Company executed the same.

WITNESS my hand and notarial seal.



Notary Public

[Signature]



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EXHIBIT 'A'

File No.: 7707950n (mo)

Property: 26476 Panorama Place, Sedro Woolley, WA 98284

THAT PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., SITUATED IN SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 33;

THENCE NORTH 88°26'49" EAST, 1,378.12 FEET;

THENCE SOUTH 00°33'37" WEST, 2,006.16 FEET;

THENCE SOUTH 89°25'29" WEST, 1,443.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°25'29" WEST, 330.00 FEET;

THENCE SOUTH 00°33'37" WEST 660.00 FEET TO THE EAST/WEST CENTER SECTION LINE;

THENCE NORTH 89°25'29" EAST, ALONG SAID EAST/WEST CENTER SECTION LINE 330.00 FEET;

THENCE NORTH 00°33'37" EAST, 660.00 FEET TO THE POINT OF BEGINNING.

SAID PREMISES ALSO KNOWN AS TRACT 5 OF THE UNRECORDED PLAT KNOWN BOTH AS PANORAMIC PLATEAU AND AS STEELHEAD BEND.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 100 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS SECTION 33, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 33;

THENCE SOUTH 89°25'29" WEST, ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 33, A DISTANCE OF 1,000.00 FEET;

THENCE SOUTH 3°00'16" WEST, 505 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE COUNTY ROAD KNOWN AS THE OLD DAY CREEK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE;

THENCE NORTH 3°00'16" EAST, 505 FEET, MORE OR LESS, TO THE EAST/WEST CENTERLINE OF SAID SECTION 33;

THENCE CONTINUING NORTH 3°00'16" EAST, 250.43 FEET;

THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 420.00 FEET;

THENCE NORTH 0°33'37" EAST 410.00 FEET;

THENCE SOUTH 89°25'29" WEST, PARALLEL TO SAID EAST/WEST CENTERLINE OF SECTION 33, A DISTANCE OF 2,850 FEET TO THE TERMINUS OF HEREIN DESCRIBED CENTERLINE.

FOR INFORMATION ONLY:

PTN N1/2, 33-35-5 E W.M. AKA TR. 5, STEELHEAD BEND

TOGETHER WITH A MULTIWIDE MANUFACTURED HOME, which is permanently affixed and attached to the land and is part of the Real Property and which, by intention of the parties, shall constitute a part of the realty and shall pass with it:



First American Title Insurance Company Mortgage Services-NTP

File No.: 7707950n (mo)

Date: January 16, 2013

Year/Make: 1996/FLEETWOOD

LX W: 48X26

VIN #: WAFLS3113425WC13

A.P.N. 350533-1-001-0614 (P40554)



COKER

46424449

WA

FIRST AMERICAN ELS
SUBORDINATION AGREEMENT



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