



Skagit County Auditor \$75.00
7/17/2013 Page 1 of 4 11:51AM

AFTER RECORDING, RETURN TO:
HSBC
Capture Center/Imaging
636 Grand Regency Blvd.
Brandon, FL 33510
Prepared By: James Taylor

Reference No. 201307170034

CHICAGO TITLE
620018692

CROSS REFERENCES:
Security Instrument at
Deed Book _____, Page _____
Wells Fargo Bank, N.A.
Security Instrument at
Deed Book _____, Page _____

SUBORDINATION AGREEMENT

WHEREAS the undersigned **Beneficial Financial I, Inc., successor by merger to Beneficial Washington, Inc.** (the "Original Lender") is the holder of a certain **Deed of Trust** (the "Security Instrument") executed by **Michael J. Livers and Melissa B. Livers**, dated **February 23, 2007** to secure a note to Original Lender in the amount of **\$32,570.39**, said instrument encumbering certain property located at **11058 Peter Anderson Road, Skagit County, Washington** ("the Property"), and being more particularly described on "Exhibit A" attached hereto; and

WHEREAS the Original Lender Security Instrument was recorded by the [Clerk of Superior Court, **Skagit County, Washington**], on **April 5, 2007**, in Recording No. **200704050046**; and

WHEREAS the Property is also encumbered by that certain Security Instrument held by **Wells Fargo Bank, N.A.** and its successors and assigns (the "**Wells Fargo Bank, N.A. Security**

Instrument"), executed by **Michael J. Livers and Melissa B. Livers**, dated July 9, 2013, to secure a note to **Wells Fargo Bank, N.A.** in the amount not to exceed \$228,122.00, said instrument also encumbering the Property; and

WHEREAS the **Wells Fargo Bank, N.A.** Security Instrument was recorded by the [Clerk of Superior Court, **Skagit County, Washington**], on 7-7-13, in Recording No. _____; and 201307170034

WHEREAS Original Lender and **Wells Fargo Bank, N.A.** desire to establish **Wells Fargo Bank, N.A.**'s position as first priority lienholder on the Property, with full security interest, and the undersigned agrees that the Original Lender Security Instrument is, shall be, and is hereby made, subject and subordinate to the **Wells Fargo Bank, N.A.** Security Instrument, but, shall not be subordinate to any future advances taken under the **Wells Fargo Bank, N.A.** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, N.A.** Security Instrument;

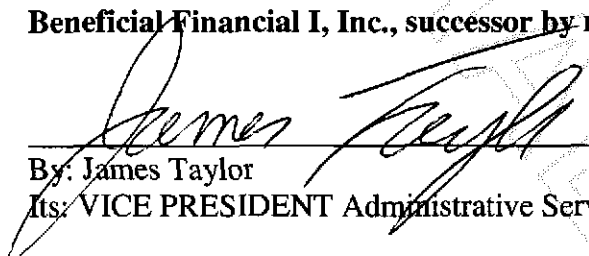
THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, the undersigned hereby subordinates all right, title, and interest of the undersigned under the Original Lender Security Instrument to the right, title, and interest of **Wells Fargo Bank, N.A.** under the **Wells Fargo Bank, N.A.** Security Instrument, but, shall not be subordinate to any future advances taken under the **Wells Fargo Bank, N.A.** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, N.A.** Security Instrument. This subordination agreement shall be binding upon the successors and assigns of the undersigned and shall operate to the benefit of the holder of the **Wells Fargo Bank, N.A.**



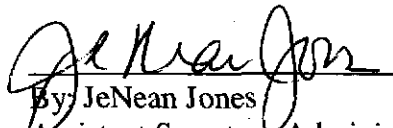
Security Deed and the successors and assigns thereof and of any purchaser at any foreclosure sale thereunder and shall apply with like force and effect to any renewal thereof.

WITNESS the hand and seal of the undersigned, this 12th day of June, 2013.

Beneficial Financial I, Inc., successor by merger to Beneficial Washington, Inc


By: James Taylor
Its: VICE PRESIDENT Administrative Services Division

Signed, sealed and delivered
in the presence of

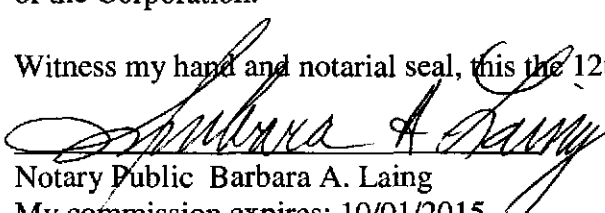

By: JeNean Jones
Assistant Secretary Administrative Services Division



State of Illinois
County of Du Page

I, Barbar A. Laing, a Notary Public in and for the State of Illinois and County of Du Page, do hereby certify that JeNean Jones and James Taylor personally appeared before me this day and acknowledged that they are the Vice-President and Asst. Secretary of **Beneficial Financial I, Inc., successor by merger to Beneficial Washington, Inc.**, a Corporation, and that they are Vice-President and Asst. Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and notarial seal, this the 12th day of June, 2013.


Notary Public Barbara A. Laing
My commission expires: 10/01/2015
Seal:

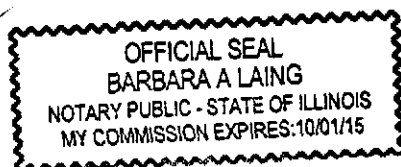


EXHIBIT "A"

ALL THAT TRACT or parcel of land, together with all
improvements thereon,



201307170035