

Return Address:

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2925 Country Drive
St. Paul, MN 55117



Skagit County Auditor

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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 **must** be filled in) **SUBORDINATION AGREEMENT**

see 2nd

Reference Number(s) of related Documents:

200702070061
Additional reference #'s on page _____ of document

201308230204

Grantor(s) (Last name, first name, initials)

WELLS FARGO BANK, N.A.
VERGBURG, MICHAEL L.

Additional names on page 2 of document.

Grantee(s) (Last name first, then first name and initials)

QUICKEN LOANS INC

Additional names on page _____ of document.

Trustee

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

LT 31, SUNSET WEST

Additional legal is on page 7 of document

Assessor's Property Tax Parcel/Account Number

assigned 4028-000-031-0003

Assessor Tax # not yet

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 / 78976476

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

~~Return Address:
Wells Fargo Bank, N.A.~~

~~4101 Wiseman Blvd
San Antonio, TX 78251~~

rec 2nd

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

②58233720-220e99
78976476

SUBORDINATION AGREEMENT FOR
DEED OF TRUST (LINE OF CREDIT TRUST DEED)

Grantor(s) MICHAEL L. VERBURG

101 North Phillips Avenue
Sioux Falls, SD 57104

MICHAEL L. VERBURG
TERRY L. VERBURG

Grantee(s) QUICKEN LOANS INC., ISAOA

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

LOT 31, "SUNSET WEST"
LOT 31 IN THE PLAT OF "SUNSET WEST", AS PER PLAT RECORDED

Additional legal description is on page EXHIBIT A of document.

Assessor's Property Tax Parcel or Account Number: 4028-000-031-0003

Reference Number(s) of Documents assigned or released: N/A

Additional references Document ID# 200702070061 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 Bank, N.A.
MAC P6051-019
P. O. Box 4149
Portland, OR 97208-4149
1-800-945-3056

[Space Above This Line for Recording Data]

Account Number: XXX-XXX-XXX7438-1227 Reference Number N/A

**SUBORDINATION AGREEMENT FOR
DEED OF TRUST (LINE OF CREDIT TRUST DEED)**

Effective Date: 08/01/2013

Owner(s): MICHAEL L. VERBURG
 TERRY L. VERBURG

Current Lien Amount: \$ 103,000.00

Senior Lender: QUICKEN LOANS INC., ISAOA

Subordinating Lender: WELLS FARGO BANK, N.A. A SUCCESSOR IN INTEREST TO AMERICAN
MORTGAGE NETWORK, INC., A DELAWARE CORPORATION

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: FIRST AMERICAN TITLE INSURANCE COMPANY

Property Address: 14106 MADRONA DR, ANACORTES, WA 98221

SUBORDINATION ONLY/PC_WA (rev 06202011)

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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.

MICHAEL L. VERBURG, AND TERRY L. VERBURG , HUSBAND AND WIFE

(individually and collectively the "Owner") own the real property located at the above Property Address (the "Property")

The Subordinating Lender and the Trustee, if applicable, has an interest in the Property by virtue of a DEED OF TRUST (LINE OF CREDIT TRUST DEED)

(the "Existing Security Instrument") given by the Owner, covering that

Real Property description more particularly described in the attachment titled "Exhibit A"

which document is dated the 29th day of January , 2007 , which was filed in Document ID# 200702070061 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 MICHAEL L. VERBURG

(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 \$ 382,750.00 (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.

The Senior Lender has an existing loan in the original principal amount of \$ N/A (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a Deed of Trust, executed by Borrower, as trustor, in favor of N/A as trustee for the benefit of N/A as beneficiary and recorded on N/A in N/A N/A at page N/A (or as No. N/A) of the Official Records in the Office of the Auditor of the County of N/A , State of Washington (the "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the Senior Lender's 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 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

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effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

N/A Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's 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 First American Title Insurance Company, 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 First American Title Insurance Company as Trustee and designates and appoints Wells Fargo Financial National Bank 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.

N/A This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing 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.

(ACKNOWLEDGEMENT PAGE FOLLOWS)



LEGAL DESCRIPTION

EXHIBIT "A"

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

LOT 31 IN THE PLAT OF SUNSET WEST, AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 98 AND 99, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P69949

Commonly known as 14106 Madrona Dr, Anacortes, WA 98221
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 31, "SUNSET WEST".



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