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Skagit County Auditor

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7/6/2015 Page

1 of

6 11:02AM

**Document Title(s)**  
**Subordination Agreement**

**Order No.:** 19645663

**Reference Number(s) of related document(s)**  
I#200505130258

201507060105

Additional Reference Numbers on page \_\_\_\_\_

**Grantor(s) (Last, first and Middle Initial)**

GORDON, JAMES L.

GORDON, SHARON L., WATA HANSEN, SHARON L.

WELLS FARGO BANK, NA

Additional Grantors on page \_\_\_\_\_

**Grantee(s)**

Wells Fargo Bank NA

**- (Trustee)**

Additional Grantees on page \_\_\_\_\_

**Legal Description (abbreviated form: i.e. lot, block, plat or sec., twnshp, rng qrtr)**

Lots 13 and 14, Block 3, "Plat of the Southern Addition to Mount Vernon", according to the plat recorded in Volume 2 of Plats, Page 110, Records of Skagit County, Washington.

Full legal Description on page 6

**Assessor's Property Tax Parcel/Account Number**

P54312

Additional Parcel Numbers on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this 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 non-standard 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

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

~~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  
DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

Grantor(s)

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

Grantee(s)

Wells Fargo Bank, N. A.  
101 N PHILLIPS AVE, SIOUX FALLS, SD 57104

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

LOTS 13 AND 14, BLOCK 3, "PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 110, RECORDS OF SKAGIT COUNTY, WASHINGTON

Additional legal description is on page <sup>6</sup> ~~See Exhibit A~~ of document.

Assessor's Property Tax Parcel or Account Number: 3758-003-014-0000

Reference Number(s) of Documents assigned or released:

Additional references Document ID# 200505130258 at page N/A (or as No. N/A) of 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  
MAC P6101-170  
P.O. Box 4149  
Portland, OR 97208-4149  
1-800-945-3056

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[Space Above This Line for Recording Data]

Reference: 583019632112366 - 20051187800044

**SUBORDINATION AGREEMENT FOR  
DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 5/21/2015

Current Lien Amount: \$37,990.00

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: CHICAGO TITLE INSURANCE COMPANY

Property Address: 1219 S 2ND ST, MOUNT VERNON, WA 98273

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

The Subordinating Lender has an interest in the Property by virtue of a Deed Of Trust (With Future Advance Clause) (the "Existing Security Instrument") given by JAMES L. GORDON, AND SHARON L. HANSEN, EACH AS THEIR SEPARATE ESTATE , covering that real property, more particularly described as follows:

See Attached Exhibit A

which document is dated the 13th day of May, 2005, which was recorded on 05/13/2005 in Document ID# 200505130258 at page N/A (or as No. N/A) of the Office Of The Auditor Of The County Of of SKAGIT, State of Washington.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$127,846.12 (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. To be recorded concurrently with this Agreement. 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.

N/A 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 Wells Fargo Bank, 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 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 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**

X 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 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 CHICAGO 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 CHICAGO 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** –

X 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 or other representative, 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) Michael Pau  
(Title) Vice President Loan Documentation



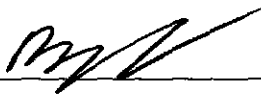
MAY 22 2015

Date

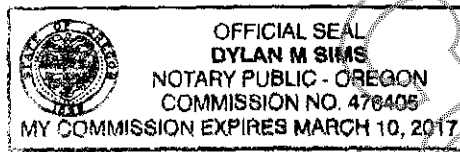
**FOR NOTARIZATION OF LENDER PERSONNEL**

STATE OF Oregon )  
 ) ss.  
COUNTY OF Multnomah )

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 22<sup>nd</sup> day of may, 2015, by Michael Pau, as Vice President Loan Documentation 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)



Order No.: 19645663  
Loan No.: 0387261472

## Exhibit A

The following described property:

Lots 13 and 14, Block 3, "Plat of the Southern Addition to Mount Vernon", according to the plat recorded in Volume 2 of Plats, Page 110, Records of Skagit County, Washington.

Assessor's Parcel No: P54312