



Skagit County Auditor  
10/8/2015 Page

1 of

\$127.00  
6 9:35AM

**Return Address:**

Indecomm Global Services  
as Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

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**  
Rec 2nd

**Reference Number(s) of related Documents:**  
200502140007  
Additional reference #'s on page 201510080029 of document

**Grantor(s)** (Last name, first name, initials)  
NORTHWEST PLUS CREDIT UNION  
KNUTZEN, VIOLA A  
Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)  
JPMORGAN CHASE BANK, N.A.  
Additional names on page \_\_\_\_\_ of document.

**Trustee**  
**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)  
LT 5, PTN LT 4, BLK 19, TOWN OF SEDRO  
Additional legal is on page 5 of document.

**Assessor's Property Tax Parcel/Account Number**  Assessor Tax # not yet assigned  
P75503, 4149-019-005-0009

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 / 80089102

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  
Ottor Xiong

*Lot 5 and the East part of lot 4, Block 19  
Plat of the the town of Sedro*

Recorded at the request of:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

Order No.:  
60752259

Prepared by:  
Candace M. Wilkerson  
Attorney at Law  
P.O. Box 45545  
Seattle WA 98145

Reference: n/a  
Grantor: **NORTHWEST PLUS CREDIT UNION**  
Grantee: **JPMORGAN CHASE BANK, N.A.**  
Legal Description: SEDRO LT 5 & E 1/2 LT 4 BLK 19  
Assessor's Parcel No.: P75503

*60752259-3156076  
80089102*

*Rec 2nd*  
**SUBORDINATION AGREEMENT**

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

Effective Date: \_\_\_\_\_

Owner: **VIOLA A. KNUTZEN**, a single woman

Current Lien Amount: \$21,800.00

Senior Lender: **JP MORGAN CHASE BANK, N.A.**

Senior Lender's Address: 710 Kansas Lane, Monroe, LA 71203

Subordinating Lender: **NORTHWEST PLUS CREDIT UNION**

Subordinating Lender's Address: 2821 Hewitt Avenue, Everett, WA 98201

Property Address: 811 Fidalgo Street, Sedro Woolley, WA 98284

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

**VIOLA A. KNUTZEN**, a single woman, (individually and collectively the "Owner") owns the real property located at the above Property Address (the "Property").

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

Lot 5 and the East Half of Lot 4, Block 19, Plat of the Town of Sedro, according to the plat thereof, recorded in Volume 1 of Plats, Page 17, Records of Skagit County, Washington.

which document is dated February 9, 2005, and which was recorded on February 14, 2005 under Skagit County, State of Washington, Auditor's number 200502140007. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to VIOLA A. KNUTZEN, as her separate estate, (individually and collectively "Borrower") by the Subordinating Lender, in the original amount of \$21,800.00.

The Senior Lender has agreed to make a new loan to Borrower in a LOAN AMOUNT NOT TO EXCEED \$62,912.00 (the "New Loan"), provided that the New Loan is secured by a first lien Deed of Trust on the Property (the "New Security Agreement") in favor of the Senior Lender. If the New 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 an 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 effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

**B. 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 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.

### **C. Signatures and Acknowledgements**

The Subordinating Lender, through its authorized officer, has set their hand and seal as of the Effective Date above unless otherwise indicated.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

SUBORDINATING LENDER:

**NORTHWEST PLUS CREDIT UNION**

By: Nancy Bolling

Printed Name: Nancy Bolling

Its: Mortgage Lending Administrator

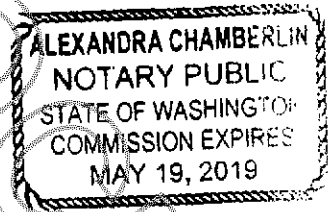
State of Washington )

County of Snohomish )ss:

I certify that I know or have satisfactory evidence that Nancy Bolling is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Mtg Lending Admin of **NORTHWEST PLUS CREDIT UNION** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Sept 11<sup>th</sup> 2015

Alexandra Chamberlin  
Notary Public



My Appointment Expires: 5/19/19

Residing at: Arlington

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): P75503

Land Situated in the City of SEDRO WOOLLEY in the County of Skagit in the State of WA

LOT 5 AND THE EAST ONE-HALF OF LOT 4, BLOCK 19, PLAT OF THE TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN SKAGIT COUNTY, WASHINGTON  
Parcel ID: P75503 AND 4149-019-005-0009

Commonly known as: 811 Fidalgo St , Sedro Woolley, WA 98284-1742



\*U05542566\*

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