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WHEN RECORDED MAIL TO:

GMAC MORTGAGE CORPORATION

Consumer Loan Servicing

1301 Office Center Drive Suite 200

Fort Washington, PA 19034

Attn: Maureen McGee

SKAGIT KATHY HILL

'98 AUG 31 P3:24

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RECORDED _____ FILED _____
REQUEST OF _____

SUBORDINATION AGREEMENT

FIRST AMERICAN TITLE

T.O. + ESC # 01-55808-3

APN: 4591-000-072-0001

THIS AGREEMENT, made this 20th day of August, 1998, by GMAC Mortgage Corporation, present owner and holder of the Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH:

THAT WHEREAS, Ricardo V. Zavala, as a married man, as his separate estate ("Owner"), did execute a Deed of Trust dated April 28, 1998, to GMAC Mortgage Co. of California, as trustee, covering:

~~XXXXXX~~ LOT 72, PARTINGTON PLACE DIVISION 3, AS PER PLAT
RECORDED IN VOLUME 15 OF PLATS, PAGES 56 AND 57,
RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

To secure a Note in the sum of \$8,700.00 dated April 28, 1998 in favor of GMAC Mortgage Corporation, formerly known as GMAC Mortgage Corporation of PA., A Pennsylvania Corporation, which Deed of Trust was recorded June 15, 1998 as Auditor's No. 9806150068 .

\$118,110 -
WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and Note in the sum of \$121,000.00 dated 8-26-98 in favor of GMAC Mortgage Corporation, 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; and
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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.

NOW THEREFORE, in consideration of the mutual benefits accruing to the parties hereto, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

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(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.

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.

GMAC MORTGAGE CORPORATION

By: Joan A. Duxbury
Title: Assistant Vice-President

Attest: Michael Kacergis
Title: Assistant Vice-President

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MONTGOMERY :

On this 20th day of August 1998 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joan A. Duxbury and Michael Kacergis personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she they executed the same in his/ her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Margaret E. Jackson
Notary Public

Notarial Seal
Margaret E. Jackson, Notary Public
Harsham Twp., Montgomery County
My Commission Expires Oct. 30, 2000