



200202210058

Skagit County Auditor

2/21/2002 Page 1 of 4 11:27AM

Return to:
Key Home Equity Services
2 GateHall Drive
Parsippany, New Jersey 07054
Attention: John E. Tanner

FIRST AMERICAN TITLE CO.

67287

SUBORDINATION AGREEMENT

AGREEMENT made and entered into this date by and between Key Bank USA N.A. ("Beneficiary") and Source Financial ("Lender").

9904270130, 200202080033

WHEREAS, Beneficiary is or will be the holder and owner of a certain Note(s) dated April 14, 1999 in the amount of \$26,800.00 evidenced by a Deed of Trust or other security instruments executed by Greg F. Ferguson and Kari E. Ferguson (the "Borrower") or others conveying and encumbering the property known as 12104 Cohoe Drive, Burlington, WA 98233 more particularly described herein below (the "Property"), and

WHEREAS, Lender proposes to make, or has made, a mortgage loan to Borrower as evidenced by Borrower's Note and Deed of Trust or other security instruments in favor of Lender, and

WHEREAS, Lender has agreed to make said loan to Borrower provided its Deed of Trust shall be in a first position with respect to the Property and Lender would not make the loan described above without this Subordination Agreement.

WHEREAS, Beneficiary is willing to subordinate its Deed of Trust or other security instruments to those of Lender on the terms and conditions provided herein below;

NOW THEREFORE, in consideration of the premises of One Hundred Dollars (\$100.00), in hand paid the receipt and sufficiency of which is hereby acknowledged, the parties mutually agree as follows:

Beneficiary shall cause, or does hereby cause its Deed of Trust or other security instruments set forth herein below to be subject, inferior and subordinate to the Deed of Trust or other security instruments in favor of Lender.

Lender agrees not to accelerate the maturity of Borrower's Note or to initiate any proceedings against Borrower to foreclose the Deed of Trust or other security instrument from Borrower until first, giving Beneficiary a duplicate copy of notice of any default(s) required to be given to Borrower under Borrower's Note, Deed of Trust or other loan agreement with Lender, and second, giving Beneficiary the right to cure such default(s) within the notice period stated in such notice.

Lender's Deed of Trust or other security instruments shall be in a first position to the extent of the full principal amount of the indebtedness shown herein below, plus all interest now or hereafter accrued, plus all costs of collection and any other advances made by Lender to pay taxes, assessments, insurance, to repair, maintain, preserve or complete improvements to the Property. In no event shall Lender amend or modify its Deed of Trust or other security instruments to increase the interest rate or to increase the principal amount of the indebtedness evidenced or secured thereby without prior written consent of Beneficiary.

Any notice required or provided hereunder shall be in writing and mailed by certified mail, return receipt requested, with sufficient postage affixed, to the parties at the address stated above (if no address is shown, then to the last known address of such party), notice shall be deemed received by a party at the time of deposit in the U.S. Mails if mailed in accordance herewith.

This instrument is intended to subordinate that certain Deed of Trust recorded in favor of Eagle Home Mortgage Inc., on April 27, 1999 As #9904270130 assigned to Key Bank USA, N.A. on July 14, 1999.

together with all amendments or modifications thereto, to that certain Deed of Trust or other security instruments executed by Borrower in favor of Lender recorded as follows:

Book	Page	County
<u> / </u>	<u> / </u>	<u>SKAGIT</u>
		<u>AF# 200303080033</u>

The principal amount of the indebtedness evidenced by Lender's Note and Deed of Trust shall not exceed
\$140,000.00



200202210058
Skagit County Auditor

The Property: 12104 Cohoe Drive, Burlington, WA 98233

IN WITNESS WHEREOF, Lender and Beneficiary hereto affix their hands and seals this date

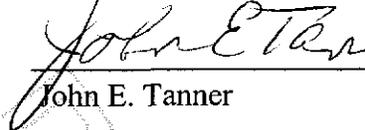
Attest



Robert Bolton

Beneficiary

Key Bank USA N.A.



John E. Tanner



Dated January 31 2002

(CORPORATE SEAL)



200202210058

Skagit County Auditor

2/21/2002 Page 3 of 4 11:27AM

UNOFFICIAL DOCUMENT

STATE OF NEW JERSEY :
:ss
COUNTY OF Morris :

On this 31st day of January 2002, before me, the undersigned, a Notary Public of the State of New Jersey personally appeared John E. Tanner and Robert Bolton _____, to me personally known, who being duly sworn, did say that they are a Vice President and Bank Officer, respectively of Key Bank USA, N.A. and that the foregoing instrument was signed on behalf of said corporation by authority of its Board of Directors, and that they acknowledged the execution of said instrument to be the voluntary act and deed of said corporation.

D. M. NAGRASHNA
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 7/19/2006

D. M. Nagrashna

Notary Public

My Commission expires:

Lender

Source Financial

Dated: 2-20-2002

D. A. R. Carr

(CORPORATE SEAL)



200202210058
Skagit County Auditor

2/21/2002 Page 4 of 4 11:27AM