



200310060174
Skagit County Auditor

10/6/2003 Page

1 of

2 11:28AM

(Do not write above this line. This space is reserved for recording.)

Bank of America



**Real Estate Subordination Agreement
(Bank of America to Third Party)**

This instrument was prepared by and after recording returned to:

Portfolio Administration
Bank of America, N.A.
P.O. Box 26865
Richmond, VA 23261-7025
Account # 68209000625299

*Chicago Title C27948 ✓
Escrow DE 8059*

This Real Estate Subordination Agreement ("Agreement") is executed as of September 25, 2003, by Bank of America, N.A., having an address of, P O Box 26865; Richmond, VA 23261-7025 ("Subordinator"), in favor of Homebound Mortgage, Inc., having an address for notice of purposes of _____ ("Junior Lienholder").

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated March 25, 2002, executed by Daniel V. Luvera and Janae S. Luvera and which is recorded in Volume/Book NA, Page NA, and if applicable, Document Number 200204040115, of the land records of Skagit County, Washington, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lienholder has been requested to make a loan, line of credit or other financial accommodation to Daniel V. Luvera and Janae S. Luvera (jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering, without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of Homebound Mortgage, Inc. in the maximum principal face amount of \$185,000.00 (the "Principal Amount") [For North Carolina only - bearing interest and payable as therein provided at the maximum rate of N/A% for a period not to exceed N/A months], including provisions for acceleration and payment of collection costs (the "Obligation"); and

Whereas, Junior Lienholder requires, as a condition to the making of the Obligation, that the Junior Lien will be a superior lien;

Now Therefore, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, and with the understanding by Subordinator that Junior Lienholder will rely hereon in making the Obligation, Subordinator agrees and covenants that the Senior Lien and the rights of Subordinator thereunder and all other rights of Subordinator now or hereafter existing in or with respect to the property are hereby subordinated, and are and shall remain completely and unconditionally subordinate to the Junior Lien and the rights of Junior Lienholder thereunder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien and/or the Obligation.

Page 1 of 2

*recorded under Auditors File No. 200310060173 records of Skagit County, WA.

This Subordination Agreement is limited to an amount of **\$185,000.00**, which is the original amount of the Junior Lienholder's principal balance; plus interest and any additional amounts advanced pursuant to the provision of said security instrument for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lienholder's rights in the Property. This Agreement shall inure to the benefit of Junior Lienholder and be binding upon Subordinator, its successors and assigns and shall be binding upon any purchaser (at foreclosure or otherwise) of the Property or any part thereof, and their respective heirs, personal representatives, successors and assigns.

Bank of America, N.A.

By: *David W. Denson*
Its **DAVID W. DENSON**
AUTHORIZED OFFICER

September 25, 2003
Date

Bank of America, N.A. Acknowledgement:

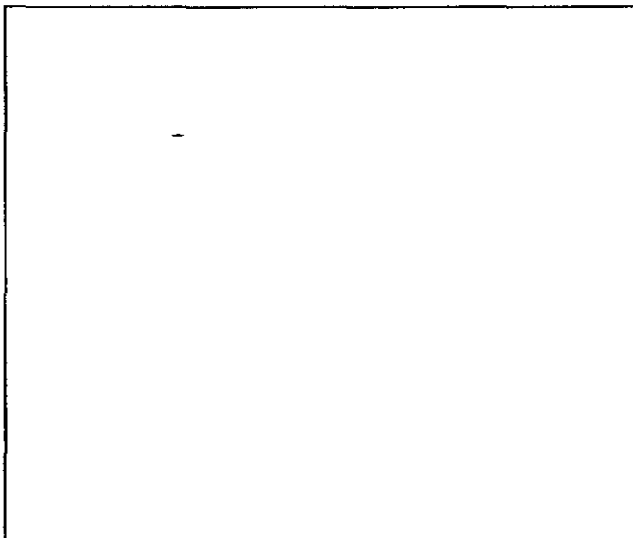
Commonwealth of Virginia
Henrico County / City of Richmond

On September 25, 2003, before me, a notary public in and for said State, personally appeared DAVID W. DENSON, 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.

Balaine Jones
Signature of Person Taking Acknowledgement
Commission Expiration Date:

My Commission Expires
July 31, 2005

(Do not write below this line. This space is reserved for recording.)



68209000625299



200310060174
Skagit County Auditor