



200512010027

Skagit County Auditor

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5 9:30AM

A.P.N: 351106-0-005-0104

Recording Requested By: LSI

When Recorded Mail to:

Custom Recording Solutions

2550 N. Red Hill Ave.

Santa Ana, CA 92705

800-756-3524 xt5011

CRS# 1248344

Subordination Agreement

Grantor: Scheer, Steven M.
Scheer, Charisse L.
Wells Fargo Bank

Grantee: Wells Fargo Bank

AF No. 200412300045
200504080126

Space above line for recording purposes.

6506506318738

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

This Agreement is made this 31st day of August 2005, by and between **Wells Fargo Bank, N.A.** a national bank (herein called "Lien Holder"), and **Wells Fargo Bank, N.A.**, a national bank (herein called the "Lender").

RECITALS

Lien Holder is the beneficiary/mortgagee under a deed of trust/mortgage, dated 11/30/04, executed by **STEVEN M. SCHEER AND CHARISSE L. SCHEER, HUSBAND AND WIFE** (the "Debtor") which was recorded in the county of **SKAGIT**, State of **WASHINGTON**, as **200412300045** on 12/30/04 (the "Subordinated Instrument") covering real property located in **MARBLEMOUNT** in the above-named county of **SKAGIT**, State of **WASHINGTON**, as more particularly described in the Subordinated Instrument (the "Property").

PLEASE SEE ATTACHED EXHIBIT "A" (Legal Description)

Lender will make a loan to the Debtor secured by a deed of trust/mortgage on the Property which will be recorded (the "Lender Instrument"). The Lender Instrument will secure a promissory note/line of credit agreement in the amount of \$68354.

Dated Date 3/31/05 Rec: 04/08/2005 Ins 20050408126
Lien Holder has agreed to execute and deliver this Subordination Agreement.



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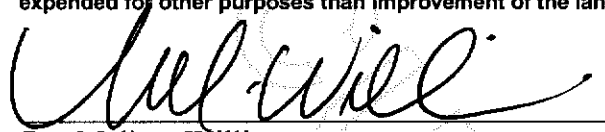
ACCORDINGLY, in consideration of the property and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lien Holder hereby agrees with Lender as follows:

1. Regardless of any priority otherwise available to Lien Holder, the lien of the Subordinated Instrument is, shall be and shall remain fully subordinate for all purposes to the lien of the Lender Instrument, to the full extent of the sum secured by the Lender Instrument, including not only principal and interest on the principal indebtedness secured thereby but all other sums secured by the Lender Instrument, excluding non-obligatory future advances.
2. Lien Holder warrants to Lender that Lien Holder presently owns the Subordinated Instrument and indebtedness secured thereby, free and clear of all liens, security interests and encumbrances.
3. This Agreement is made under the laws of the State of WASHINGTON. It cannot be waived or changed, except by a writing signed by the parties to be bound thereby. This Agreement is made between Lender and Lien Holder. It shall be binding upon Lien Holder and the successors and assigns of Lien Holder, and shall inure to the benefit of, and shall be enforceable by, Lender and its successors and assigns. Neither the Debtor nor any other person (except Lender, its successors and assigns), shall be entitled to rely on, have the benefit of or enforce this Agreement.

IN WITNESS WHEREOF, this Subordination Agreement is executed on the day and year first above stated.

WELLS FARGO BANK, N.A.

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



By: Melissa Williams

Title: Vice President of Loan Documentation



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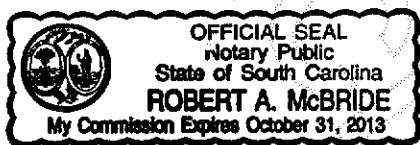
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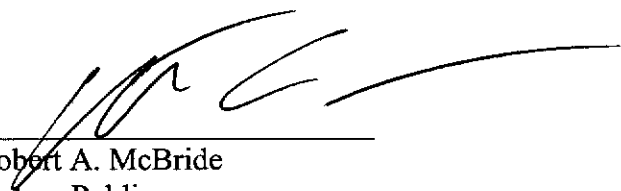
STATE OF South Carolina)
) SS.
COUNTY OF York)

The foregoing instrument was acknowledged before me this 31st day of August, 2005, by
Melissa Williams, Vice President of Loan Documentation of Wells Fargo Bank, N.A.

WITNESS my hand and official seal.

My commission expires: October 31, 2013




Robert A. McBride
Notary Public



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Order ID1662962

Loan Number : 708-0052385481

**EXHIBIT A
LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

TRACT 2 OF SHORT PLAT NO. 510-80, LABELLED, "ENCHANTED WOODS, DIV. 1", APPROVED OCTOBER 16, 1980, AND RECORDED OCTOBER 20, 1980, IN VOLUME 4 OF SHORT PLATS, PAGES 190 AND 191, UNDER AUDITOR'S FILE NO. 8010200036, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE WEST 1/2 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 11 EAST, W.M.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THAT CERTAIN STRIP OF LAND DELINEATED BOTH AS TRACT A AND AS "EMERALD LANE" ON THE FACE OF SAID SHORT PLAT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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