

RETURN ADDRESS

— When recorded return to:
First American Title Insurance Co.,
Equity Loan Services
— 1100 Superior Avenue, Suite 200
Cleveland, Ohio 44114
— ATTN: NATIONAL RECORDINGS



200803200071

Skagit County Auditor

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411:11AM

Document Title(s)

Subordination Agreement

Reference Number(s) of Related Documents

14291618

200709270062 + 200803200070

Grantor(s) (Last Name, First & Middle Initial)

Daniel V. Luvera

Grantee(s) (Last Name, First & Middle Initial)

Mortgage Electronic Registration System, Inc.
Trustee: First American Title Insurance Company

Legal Description (Abbreviated form is acceptable) i.e. Section/Township/Range/1/4 Section

Lot 43, Bay Hill Village Div. II

Assessor's Tax Parcel ID Number:

P104456

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the Accuracy or completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

I am requesting an emergency non-standard 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 parts of the text of the original document. Fee for non-standard processing is \$50.

Chris Mushang Inti
Signature of Requesting Party

This instrument was prepared by:
Bank of America Subordination Unit
4161 Piedmont Parkway
Greensboro, NC 27410

After recording return to:
Bank of America Collateral Tracking
4161 Piedmont Parkway
Greensboro, NC 27410
Account #: 68200503942699

5238316
Bank of America



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

Bank of America, N.A.

This Real Estate Subordination Agreement ("Agreement") is executed as of 02/14/2008, by Bank of America, N.A. ("Subordinator"), having an address of: 4161 Piedmont Parkway Greensboro, NC 27410 in favor of AMERISAVE MORTGAGE CORP ("Junior Lien Holder"), having an address for notice purposes of: 3525 PIEDMONT SUITE 110 BLDG 6 ATLANTA, GA 30305

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 09/11/2007, executed by LUVERA, DANIEL V. AND LUVERA, JANAE S., with a property address of: 12145 MUIR FIELD C T, BURLINGTON, WA 98233

which was recorded on 9/27/2007, in Volume/Book N/A, Page N/A, and Document Number 200709270062, and if applicable, modified on ~~1/1~~, in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of SKAGIT County, WA, 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 Lien Holder has been requested to make a loan, line of credit or other financial accommodation to DANIEL V. LUVERA AND JANE S. LUVERA, HUSBAND AND WIFE. (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 Junior Lien Holder in the maximum principal face amount of \$ 283,000.00 (the "Principal Amount"), including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

Now, Therefore, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Junior Lien Holder's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

Bank of America, N.A.

By: Andrew Holland

Its: Vice President

02/14/2008
Date

Individual Acknowledgment:

State/Commonwealth/District of North Carolina

County/City of Guilford/Greensboro

On this the Fourteenth day of February, before me, Rosa B. Simpson, the undersigned Notary Public, personally appeared Andrew Holland, who acknowledged him/herself to be the Vice President of Bank of America, N.A., and that (s)he, as such Vice President, Being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President. In witness whereof I hereunto set my hand and official seal.

ROSA B. SIMPSON

Notary Public
Guilford County, NC

Rosa B. Simpson
Signature of Person Taking Acknowledgment
Commission Expiration Date: 04/10/2008

Rosa B. Simpson



200803200071
Skagit County Auditor

Exhibit "A"

The land referred to in this policy is situated in the **STATE OF WASHINGTON, COUNTY OF SKAGIT, CITY OF BURLINGTON**, and described as follows:

LOT 43, "BAY HILL VILLAGE DIV. II," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOR INFORMATION ONLY:

LOT 43, BAY HILL VILLAGE DIV. II

APN:P104456



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