



200807300070  
Skagit County Auditor

7/30/2008 Page 1 of 2 12:03PM

Return Docs To:  
Lenders First Choice  
7600 E. Orchard Rd. Ste. 200N  
Greenwood Village, CO 80111

8-6007510 WH

**SUBORDINATION AGREEMENT**

**Return to:**

Wells Fargo Financial Bank, PO Box 5943, Sioux Falls, SD 57117-5943

**Prepared by:**

Wells Fargo Financial Bank, PO Box 5943, Sioux Falls, SD 57117-5943

REFERENCES: BOOK , PAGE , DOCUMENT NO. 200804250073

DATE RECORDED: April 25, 2008, GRANTOR: Andrew A. Wheeler, Valerie L. Wheeler, Husband And Wife

GRANTEE: Wells Fargo Financial Bank (f/k/a Dial Bank)

ABBREVIATED LEGAL DESCRIPTION:

See Attached Legal Description.

95001-2  
GUARDIAN NORTHWEST TITLE CO.

(Lot, block, plat, or section, township and range and reference to the page number where the full legal description is included if applicable)

ASSESSOR'S TAX PARCEL OR ACCOUNT NUMBER: P62501

200807300069

This agreement made this 10th day of July, 2008, between Pinnacle Mortgage Group, (referred to as favored creditor), and Wells Fargo Financial Bank (hereinafter referred to as subordinating creditor), witnesseth:

That in consideration of subordinating creditor entering into this subordination agreement, favored creditor agrees to lend not to exceed \$186,407.00 in accordance with that certain agreement between favored creditor and Andrew A. Wheeler And Valerie L. Wheeler, Husband and Wife (debtor).

In consideration of favored creditor making aforesaid loan to debtor, subordinating creditor agrees that the mortgage/deed of trust (hereafter "mortgage") executed in its favor by debtor on April 9, 2008, and recorded in the mortgage records of Skagit County, State of Washington as Document No. 200804250073, Book , Page , be subject, inferior, junior, secondary and subordinate to a mortgage which is executed by debtor in favor of favored creditor as security for the aforesaid loan, and that said mortgage and debt in favor of favored creditor shall have priority over said mortgage and debt in favor of subordinating creditor, with respect to the property legally described in the mortgage executed in favor of subordinating creditor described above.

Provided, however, that this agreement to subordinate shall not extend to any advances made by favored creditor after the date of the loan described above (except that this subordination agreement shall extend to any future advances made for taxes and insurance to protect favored creditor's interest), and provided, however, that this Agreement is based upon favored creditor's representation that subordinating creditor will not be reduced to less than a second mortgage position by virtue of executing this Agreement.

Wells Fargo Financial Bank  
Subordinating Creditor

By

  
Trent Schanzenbach, Title Officer

State of South Dakota

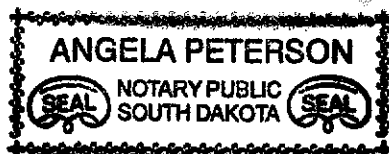
County of Minnehaha

On this the 10th day of July, 2008, before me, Angela Peterson, the undersigned officer, personally appeared Trent Schanzenbach, who acknowledged himself/herself to be the Title Officer of Wells Fargo Financial Bank, a corporation, and that he/she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Title Officer.

In witness whereof, I hereunto set my hand and official seal.

  
Notary Public

My Commission Expires: April 27, 2012



## Mortgage/Deed of Trust Addendum

Addendum for legal description of mortgage/deed of trust dated, APRIL 9, 2008, ANDREW A. WHEELER, VALERIE L. WHEELER mortgagor(s):

Legal description:

THAT PORTION OF THE WEST 1/2 OF TRACT 15, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID TRACT, 300 FEET NORTH OF THE CENTERLINE OF FAIRHAVEN AVENUE, PRODUCED EASTERLY THROUGH SAID TRACT; THENCE EAST, PARALLEL WITH THE CENTERLINE OF SAID FAIRHAVEN AVENUE 275 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE CENTERLINE OF FAIRHAVEN AVENUE, 70 FEET; THENCE NORTH 00°01' EAST 120 FEET, MORE OR LESS, TO THE SOUTH LINE OF KLOKE'S ADDITION TO BURLINGTON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 40, RECORD OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE SOUTH LINE OF "KLOKE'S ADDITION", 70 FEET, THENCE SOUTH 00°01' WEST, 120 FEET TO THE POINT OF BEGINNING.

EXPECT THAT PORTION, IF ANY, LYING WITH THE BOUNDARIES OF VICTORIA AVENUE.

FOR INFORMATION ONLY:

THAT PORTION OF THE WEST 1/2 OF TRACT 15

APN: P62501

NA-1492NOWLINE-1205 (ROC)



200807300070  
Skagit County Auditor

7/30/2008 Page

2 of

2 12:03PM