

When Recorded Mail To:
EQUITY LOAN SERVICES, INC.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
ATTN: NATIONAL RECORDING

40693267



200906120118
Skagit County Auditor

6/12/2009 Page 1 of 4 1:36PM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Subordination Agreement 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released: 20061228031

Additional reference #'s on page _____ of document

200906120117

Grantor(s) (Last name, first name, initials)

1. Lawrence E Sandelin
2. Clare C Sandelin

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. National City Bank
2. _____

Trustee: _____

Additional names on page 4 of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 23 Plat of Ankney Heights
Add'l to File 200108230010

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

P 118 268

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard 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 part of the text of the original document.

Signature of Requesting Party

5993984

**SUBORDINATION AGREEMENT
(DEED OF TRUST)**

This Subordination Agreement ("Agreement") is entered into by National City Bank, for itself and/or its successors and assigns (or, National City Bank, for itself and/or its successors and assigns, as successor in interest to) ("Subordinating Beneficiary"), and JP Morgan Chase ("New Lender") on May 12, 2009.

RECITALS

WHEREAS, LAWRENCE E. SANDELIN AND CLARA C. SANDELIN, HUSBAND AND WIFE ("Borrower") executed a certain deed of trust dated 12/21/2006, in favor of National City Bank or its predecessor-in-interest identified above, which deed of trust was duly recorded on 12/28/2006, as Instrument No. 200612280131, in the Skagit County Recorder's Office, State of Washington ("Existing Deed of Trust"), with respect to the property ("Property"), described in Exhibit A (attached hereto and incorporated herein), the address and permanent parcel number for which are:

409 Longtime LN, sedro woolley, WA 98284

WHEREAS, the New Lender desires to make a loan in the amount of \$221,000.00 (the "New Loan") to be secured by a deed of trust on the Property (the "New Deed of Trust"), which New Deed of Trust is dated 5-18-09.

WHEREAS, in order to make the New Loan, New Lender has requested subordination of the lien of the Existing Deed of Trust to the lien of the New Deed of Trust, and Subordinating Beneficiary is hereby willing to subordinate the lien of the Existing Deed of Trust to the lien of the New Deed of Trust, to the extent of the New Loan, on the terms and conditions set forth below.

NOW THEREFORE, in consideration of these premises, Subordinating Beneficiary and New Lender agree as follows:

1. The lien of the Existing Deed of Trust is hereby subordinated and postponed in priority to the lien of the New Deed of Trust, in the same manner and with like effect as though the New Deed of Trust had been executed, delivered and recorded prior to the execution, delivery and recordation of the Existing Deed of Trust. Notwithstanding the foregoing, the subordination, as described herein, does not extend to (i) any future advance clause contained in the New Deed of Trust; (ii) any future advance of funds to Borrower by New Lender except for advances under the New Deed of Trust for foreclosure costs and advances for taxes and insurance premiums; or (iii) any debt or obligation of Borrower to New Lender other than the New Loan.

2. The subordination, as described herein, is expressly subject to the valid creation, grant, attachment and perfection of the lien of the New Deed of Trust, and nothing contained herein shall be construed to alter or release indebtedness due and owing to the Subordinating Beneficiary under any obligations secured by the Existing Deed of Trust, and Subordinating Beneficiary specifically reserves and retains all right, title and interest that it holds pursuant to the Existing Deed of Trust, including, without limitation, any right to declare a default, accelerate, and exercise any remedies (including the right to foreclosure); and

3. The terms of the New Loan shall not be modified without the prior written consent of Subordinating Beneficiary. Any modification of the New Loan without the prior written consent of Subordinating Beneficiary shall render this Agreement null and void and of no further force and effect.



200906120118
Skagit County Auditor

NATIONAL CITY BANK

By: CT

Name: Catherine Thompson

Title: Assistant Vice President

Signed and Acknowledged in the Presence of:

Cindy Peskura
Cindy Peskura, witness

Marlene Ferus
Marlene Ferus, witness

STATE OF OHIO

} SS

County of Cuyahoga

Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of May, 2009 personally appeared Catherine Thompson as Assistant Vice President of National City Bank and acknowledged the execution of the foregoing Agreement.

Carol M. Matejka
Notary Public: Carol M. Matejka

My Commission Expires: March 28, 2010

County Of Residence: Cuyahoga



CAROL M. MATEJKA, Notary Public

State of Ohio, Cuyahoga County

My Commission Expires Mar. 28, 2010

This instrument prepared by Cynthia Peskura, National City Bank

Please return to:

NATIONAL CITY BANK
Lending Services
ATTN: Cynthia Peskura
6750 Miller Road, Loc 01-7116
Brecksville OH 44141



200906120118

Skagit County Auditor

Exhibit "A"

Real property in the City of **SEDRO WOOLLEY**, County of **SKAGIT**, State of **WASHINGTON**, described as follows:

LOT 23, PLAT OF ANKNEY HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER AUDITOR'S FILE NO. 200108230090, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOR INFORMATION ONLY:

LOT 23 PLAT OF ANKNEY HEIGHTS AUDITOR'S FILE NO. 200108230090

APN #: P118268



200906120118
Skagit County Auditor