

WHEN RECORDED RETURN TO:

AMTRUST BANK
1111 CHESTER AVEUE #200
CLEVELAND OH 44114



200907080083
Skagit County Auditor

7/8/2009 Page 1 of 3 12:26PM

Chicago Title Insurance Company

425 Commercial Street – Mount Vernon, Washington 98273 620003904

DOCUMENT TITLE(s)

1. SUBORDINATION AGREEMENT
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

200611090071 AND 200907080082

Additional numbers on page _____ of the document

GRANTOR(s):

1. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
2. THOMAS P. HIXSON
3. TIA B. HIXSON

Additional names on page _____ of the document

GRANTEE(s):

1. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
2. AMTRUST BANK
- 3.

Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

N/A

Complete legal description is on page _____ of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

N/A

(sign only if applicable) 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

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SUBORDINATION AGREEMENT

This Agreement made this 17th of June, 2009 by Mortgage Electronic Registration Systems, Inc, MERS, whose address is P.O. Box 2026, Flint, MI 48501 (hereinafter called "Mortgagee") and by Mortgage Electronic Registration Systems, Inc, MERS as a nominee for AMTRUST BANK, (hereinafter called "New Mortgagee").

WHEREAS, Mortgagee is the holder of a Mortgage (hereinafter called "Mortgage") in the amount of \$40,995.00 executed THOMAS P. HIXSON and TIA B. HIXSON, dated 11/07/2006, recorded on 11/09/2006, in Document/Instrument # 200611090071, in SKAGIT county records and covering the property described as follows:

Exhibit "A"

LOT 151, "NOOKACHAMP HILLS PUD, PHASE IIB" as per plat recorded August 23, 2005, under Skagit County Auditor's File No. 200508230082, records of Skagit County, Washington.

Parcel ID No.: 4868-000-151-0000

Commonly known as: 17184 BULLTROUT LANE, MOUNT VERNON, WASHINGTON 98274

WHEREAS, THOMAS P. HIXSON and TIA B. HIXSON, have applied to New Mortgagee for a loan in the amount not to exceed \$336,500.00 which is to be secured by a mortgage (hereinafter called "New Mortgage") covering the above described property.

WHEREAS, it is hereby agreed that the lien of the Mortgage shall be subordinate to the lien of the New Mortgage.

Thereof, in consideration of \$1.00 and other valuable consideration, receipt whereof is hereby acknowledged, Mortgagee covenants and agrees as follows:

1. Mortgagee hereby waives the priority of the lien of the Mortgage in favor of the lien of the New Mortgage and covenants and agrees that the Mortgage is and shall be subject and subordinate to the lien of the New Mortgage without regard to the time of execution, filing, origination or recording thereof or the time of making any disbursement, loan or extension of the credit secured thereby.
2. Mortgagee represents and warrants that it has not assigned or transferred, for collateral purposes or otherwise, the Mortgage or the obligations secured thereby.
3. This Agreement shall be binding upon and shall insure to the benefit of the Mortgagee and the New Mortgagee and their respective heirs, legal representatives, successors and assigns.



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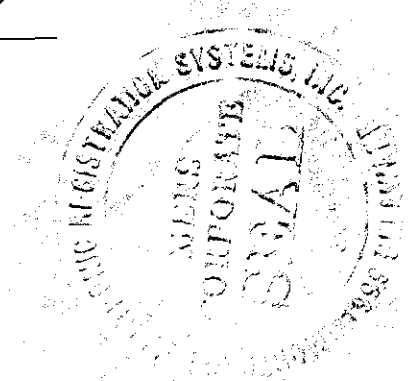
WITNESSES:

Carl Buzzard
Carl Buzzard

Boris Elizerov
Boris Elizerov

Mortgage Electronic Registration Systems, Inc.

By: Dan Augustine
Dan Augustine
Its: Secretary



State of Ohio)

County of Cuyahoga) SS

On June 17, 2009 before me, Yecenia M. Mellado, a NOTARY PUBLIC, personally appeared Dan Augustine, Secretary personally known 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.

Yecenia M. Mellado
Yecenia M. Mellado
Notary Public, Cuyahoga County, Ohio
Commission Expires: April 30, 2013
Recorded in Cuyahoga County



YECENIA M. MELLADO
Notary Public, State of Ohio
My Commission Expires
April 30, 2013
Recorded in Cuyahoga County



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Skagit County Auditor