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201002090070

Skagit County Auditor

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Document Title(s)
Subordination Agreement

CRS#7571497

Reference Number(s) of related document

Instrument No. 200311170206

201002090069

Additional reference #'s on page

Grantor(s) (Last, first and Middle Initial)

Derie, Michael L.

Derie, Carla K.

Peoples Bank

Additional grantors on page

Grantee(s) (Last, First and Middle Initial)

Wells Fargo Bank, N.A.

_____ - (Trustee)

Additional Grantees on page

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

Lot 42, "Plat of Hrizon Heights Div. No. IV", Vol. 16, Pgs. 105 & 106, Skagit County, WA.

Full legal Description on Exhibit A

Assessor's Property Tax Parcel/Account Number

4676-000-042-0000

Additional Parcel #'s on page

The Auditor/Recorder 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. 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

After Recording Mail to:
Peoples Bank
PO Box 233
Lynden WA 98264

WA 7571497

Filed for Recording at Request of: **Peoples Bank.**

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 OF LATER SECURITY INSTRUMENT.

the undersigned subordinator and owner agrees as follows:

1. **Peoples Bank, A Washington Corporation** referred to herein as "subordinator", is the owner and holder of a **Deed of Trust** dated **November 14, 2003** which was recorded on **November 17, 2003** in volume _____ of mortgages, page _____ under auditors file No **200311170206**, records of **Skagit County**.
2. **Wells Fargo Bank, N.A.** referred to herein as "lender", is the owner and holder of a Deed of Trust dated 01/29/2010, executed by **Michael L. Derie & Carla K. Derie, Husband and Wife** which is recorded under auditor's file No. _____ records of **Skagit County** (which is to recorded concurrently herewith).
3. **Michael L. Derie & Carla K. Derie, Husband and Wife**, referred to herein as "owner", is the owner of all real property described in the mortgage identified above in paragraph 2.
4. In consideration of benefits to "subordinator" from "owner", receipt and sufficiency of which is hereby acknowledged, and to induce "lender" to advance funds under its mortgage and all agreements in connection therewith, the "subordinator" does hereby unconditionally subordinate the lien of his mortgage identified in Paragraph 1 above to the lien of "lender's" mortgage, identified in Paragraph 2 above, and all advances or charges made or occurring thereunder, including any extension or renewal thereof.
5. "Subordinator" acknowledge that, prior to the execution hereof, he has had the opportunity to examine the terms of "lender's" mortgage, note and agreements relating thereto, consents to and approves same, and recognizes that "lender" has no obligation to "subordinator" to advance any funds under its mortgage or see to the application of "lender's" mortgage funds, and any application or use of such funds for purposes other than those provided for in such mortgage, note or agreements shall not defeat the subordination herein made in whole or in part.
6. It is understood by the parties hereto that "lender" would not make the loan secured by the mortgage in Paragraph 2 in the amount of ~~\$87,169.00~~ without this agreement. *Please record concurrently with Deed of Trust
7. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the mortgagee first above mentioned to the lien or charge of the mortgage in favor of "lender" above referred to and shall supercede and cancel any prior agreements as to such, or any, subordination including, but not limited to, those provisions, if any, contained in the mortgage first above mentioned, which provide for the subordination of the lien or charge thereof to a mortgage or mortgages to be thereafter executed.
8. The heirs, administrators, assigns and successors in interest of the "subordinator" shall be bound by this agreement. Where the word "mortgage" appears herein it shall be considered ad "deed of trust", and gender and number of pronouns considered to conform to undersigned.

Executed this 29th day of December, 2009

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. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

Peoples Bank

x Staci Hudak
Staci Hudak, Vice President

PREPARED BY: STACI HUDAK
PEOPLES BANK
152 W. UNION
ATHENS, OH 45701

STATE OF WASHINGTON, COUNTY OF Whatcom

I certify that I know or have satisfactory evidence that **Staci Hudak** signed this instrument, on oath stated that SHE IS authorized to execute this instrument and acknowledged it as the **Vice President** of Peoples Bank to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 29



Heather Mitchell

Notary Public in and for the State of Washington

Residing at: Ferndale

My commission expires: 11-29-2013
HEATHER MITCHELL



201002090070
Skagit County Auditor

Order ID: 7571497
Loan No.: 0117829929

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

Lot 42 "Plat of Horizon Heights Division No. IV", as per Plat filed in Volume 16 of Plats, Pages 105 and 106, Records of Skagit County, Washington.

Assessor's Parcel Number: 4676-000-042-0000



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