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201002190055
Skagit County Auditor
2/19/2010 Page 1 of 6 10:56AM

Document Title(s)
Subordination Agreement

CRS#7182909 _____

Reference Number(s) of related document

Jr Lender:200812100047

Sr Lender:201001120027

Additional reference #'s on page

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

Torset, Donald

Torset, Kristi

Additional grantors on page

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

Wells Fargo Bank N.A.

Northwest Trustee Services LLC - (Trustee)

Additional Grantees on page

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

Lot 4, SP 93-027, Vol 13, Page 15, AFN 9706250041, Skagit County

Full legal Description on Exhibit A

Assessor's Property Tax Parcel/Account Number

360432-1-003-0500

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

RECORDING REQUESTED BY :

WHEN RECORDED RETURN TO :

Custom Recording Solutions

2550 North Redhill Ave.

Santa Ana, CA 92705

800-756-3524 Ext. 5011

WA - 7182009

SUBORDINATION AGREEMENT

New Loan #: 0211341052

This Subordination Agreement is dated for reference 09/11/2009 and is between DONALD TORSET

whose

principal address is , , 17464 BENNETT RD MOUNT VERNON, WA 98273

(called "Junior Lender") and

New Senior Lender's

Name : WELLS FARGO BANK N.A.

Senior Lender's

Address : 3480 STATEVIEW BLVD, FORT MILL, SC 29715

(called "New Senior Lender")

RECITALS

A. Junior Lender is the vested holder and owner of the following described promissory note (the "Note") secured by a mortgage or deed of trust (the "Security Instrument"):

Date of Note and Security Instrument : 12/3/2008

Borrower(s) Name(s) ("Borrowers") : KRISTI TORSET

Property Address: 5291 PARK RIDGE PLACE, SEDRO WOOLLEY, WA 98284

Legal Description of real property secured by Security Instrument ("Property") :

See Exhibit A (Attached)

Recording Date : 12/10/2008

County : SKAGIT

Amount : \$114,835.00

Recording Number : 200812100047

Book :

Page :

B. Borrowers, as current owners of the Property, wish to replace their current first priority mortgage loan on the Property with a new first priority mortgage loan secured by the Property from New Senior Lender in the original principal sum of \$170,000.00

Date: 12-31-2009

* NOT TO RECRIP (the "New Senior Security Instrument").

RECORDED 1-12-2010
TA# 201001120027



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New Senior Lender will not provide this financing without an agreement by Junior Lender to subordinate its lien/security interest lien/security in the Property to the new interest of New Senior Lender.

In consideration of the benefits to Junior Lender from the new financing on the Property provided by New Senior Lender, Junior Lender agrees and declares as follows:

1. Subordination to New Senior Security Instrument

Junior Lender agrees that upon recordation of the New Senior Security Instrument, Junior Lender's lien/security interest in the Property shall be unconditionally and forever inferior, junior and subordinate in all respects to the lien/security interest of Senior Mortgagee's New Senior Security Instrument and all obligations it secures. Junior Mortgagee irrevocably consents to and approves all provisions of the New Senior Security Instrument and the terms of the obligations it secures.

2. No Subordination to Other Matters.

Junior Lender is subordinating its lien/security interest to the New Security Instrument only, and not to other or future liens or security interests in the Property. Junior Lender has no obligation to consent to future requests for subordination of its lien/security interest.

3. No Waiver of Notice.

By subordinating its lien/security instrument, Junior Lender is not waiving any rights it may have under the laws of the State where the Property is located, or Federal law, to notice of defaults or other notices or rights conferred by law to junior lienholders and mortgagees.

4. Successors and Assigns.

This Agreement shall be binding upon and be for the benefit of any successor or assignee of the New Security Instrument or any successor of either of the parties.

5. Governing Law.

This Agreement shall be governed by the law of the State where the Property is located.

6. Reliance.

This Agreement can be relied upon by all persons having an interest in the Property or the New Senior Security Instrument.

7. Entire Agreement; Amendments.

This Agreement represents the entire and complete agreement between Junior Lender and Senior Lender. Any waiver, modification or novation of this Agreement must be in writing, executed by New Senior Lender (or its successors or assigns) and Junior Lender (or its successors or assigns) and, if this Agreement was recorded in the real estate records of the government entity in which the Property is located, recorded in such real estate records, to be enforceable.

8. Acceptance.

New Senior Lender shall be deemed to have accepted and agreed to the terms of this Agreement by recordation of this Agreement at or about the time New Senior Security Instrument is recorded. This Agreement shall be void if not recorded within 90 days of the reference date first written above.



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JUNIOR LENDER: DONALD TORSET

BY:

Donald K. Torset Jr.

NAME:

DONALD K TORSET JR.

TITLE:



201002190055

Skagit County Auditor

STATE OF

WASHINGTON

COUNTY OF

SKAGIT

On

December 1, 2009

before

Me,

Donald Torset PATRICIA B PIENTA

Personally Appeared

Donald K. Torset

DONALD TORSET

Personally known to me (or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge 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.

WITNESS my hand and official seal.

Patricia B. Pienta

Signature of Notary Public

PATRICIA B PIENTA

PATRICIA B PIENTA
Notary Public
State of Washington
My Commission Expires
July 31, 2013

Prepared by
SANDRA KIM
2850 W RADHILL AVE
SANTA ANA CA 92705



201002190055

Skagit County Auditor

Order ID: 7182909
Loan No.: 0117111443

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

Lot 4, Skagit County Short Plat No. 93-027, approved June 18, 1997, and recorded June 25, 1997, in Volume 13 of Short Plats, Page 15, under Auditor's File No. 9706250041, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 36 North, Range 4 East W.M. Skagit County, Washington. Together with and subject to a non-exclusive easement delineated on face of said Short Plat No. 93-027 as Park Ridge Place (Private). Situate in the County of Skagit, State of Washington.

Assessor's Parcel Number: 360432-1-003-0500



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