



201005030073

Skagit County Auditor

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**Record and Return to:
Ameriprise Bank, FSB
8200 Nations Way
Jacksonville, FL 32256
File #6901501720**

LAND TITLE OF SKAGIT COUNTY

136004-SE

SUBORDINATION AGREEMENT (DEED OF TRUST)

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

THIS AGREEMENT is made on this 22nd April, 2010, between Reginald Hahn and Sandra Hahn, husband and wife, which is/are the owner(s) of the land hereinafter described (the "Borrower(s)"), and Mortgage Electronic Registration System, Inc. (MERS) as nominee for Ameriprise Bank, FSB, (the "Lender").

WHEREAS, Borrower(s), executed a Deed of Trust (the "Subordinated Deed of Trust"), dated December 23, 2008 to First American Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, Inc., as nominee for Ameriprise Bank, FSB and which encumbers the following described real property:

810 Upland Drive, Mount Vernon, WA, 98273;
particularly described in Exhibit "A" attached hereto;

to secure a note in the sum of \$50,050.00 dated December 23, 2008, in favor of First American Title Insurance Company, as Trustee for Mortgage Electronic Registration Systems, Inc. as nominee for Ameriprise Bank, FSB, Lender (the "Subordinated Note"), which Subordinated Deed of Trust was recorded January 16, 2009 as Instrument #200901160108 in the Official Records of Skagit County, State of WA.

WHEREAS, Peoples Bank, its successors and/or assigns, (the "New Lender"), desires to loan the sum of One Hundred Twenty Two Thousand and NO/100 Dollars (\$122,000.00) (the "New Loan") on note of Borrower (the "New Note"), secured by a Deed of Trust on and covering the Property (the "New Deed of Trust") dated 4/27/2010 and recorded May 3, 2010 as Instrument # 201005030073 in the Official Records of Skagit County, State of WA.

WHEREAS, to induce New Lender to make the New Loan, it is necessary that the Subordinated Deed of Trust be subordinated to the lien of the New Deed of Trust.

WHEREAS, it is to the mutual benefit of the parties that New Lender make the New Loan to Borrower, and Beneficiary is willing to agree that the New Deed of Trust will constitute a lien upon the Property which is unconditionally prior and superior to the lien of the Subordinated Deed of Trust.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties and other valuable consideration the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce New Lender to make the New Loan, it is hereby declared understood and agreed as follows:

SECTION ONE: SUBORDINATION

Beneficiary hereby covenants, consents, and agrees that the Subordinated Deed of Trust is and shall continue to be subject and subordinate in lien to the lien of the New Deed of Trust and any renewals or extension thereof. Beneficiary also covenants and agrees to place an endorsement

upon the Subordinated Note stating that the Subordinated Deed of Trust has been subordinated to the lien of the New Deed of Trust.

SECTION TWO: APPROVAL OF LOAN TERMS

Beneficiary declares, agrees and acknowledges that it consents to and approves of (i) all provisions of the New Note and the New Deed of Trust; and (ii) all agreements, including but not limited to any loan or escrow agreements, between Borrower and New Lender for the disbursement of the proceeds of the New Loan.

SECTION THREE: BINDING EFFECT

This Agreement shall be binding on Beneficiary and its successors and assigns, including each and every subsequent owner and holder of the Subordinated Note, and the terms of this Agreement shall inure to the benefit of New Lender, its successors and assigns, including, without limitation, each and every subsequent owner and holder of the New Note, or any renewal extension, or rearrangement thereof.

SECTION FOUR: ENTIRE AGREEMENT

This Agreement shall be the whole and only agreement with regard to the subordination of the lien of the Subordinated Deed of Trust to the lien of the New Deed of Trust and shall supersede and cancel, but only insofar as would affect the priority between the New Deed of Trust and the Subordinated Deed of Trust, any prior agreements as to such subordination, including, but not limited to, those provisions, if any contained in the Subordinated Deed of Trust, which provide for the subordination of the lien thereof to another deed or deeds of trust or to another mortgage or mortgages.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written,

Mortgage Electronic Registration Systems, Inc.

By: Pat Mitchell
Pat Mitchell, Assistant Secretary

Beneficiary: AMERIPRISE BANK, FSB

By: Ruth Owen
Its: Ruth Owen, Sr. Vice President

Borrower(s)

Reginald D Hahn
Reginald Hahn

Sandra M Hahn
Sandra Hahn

Date: 4-27-10



201005030073
Skagit County Auditor

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 22nd day of April, 2010, by Pat Mitchell, Assistant Secretary of Mortgage Electronic Registration Systems, Inc., a Delaware corporation, on behalf of said corporation. He/she is personally known to me or has produced _____ as identification.



Notary Public, State of Florida at Large

My commission expires:



State of Florida

County of Duval

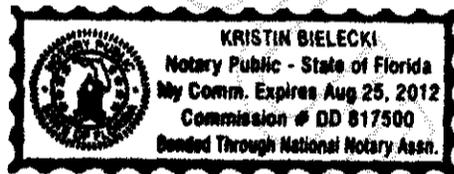
The foregoing instrument was acknowledged before me this 22nd day of April, 2010, by Ruth Owen, Sr. Vice President of Ameriprise Bank, FSB, on behalf of said corporation. He/she is personally known to me or has produced _____ as identification.



Notary Public, State of Florida at Large

My Commission Expires:

1161814-1



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Schedule "A-1"

136064-SE

DESCRIPTION:

Lot 3, "THE UPLANDS," as per plat recorded in Volume 10 of Plats, page 43, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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