

Recording Requested by: LSI
When recorded return to:
Custom Recording Solutions
2550 N Redhill Ave
Santa Ana, Ca 92705



201006020025

Skagit County Auditor

6/2/2010 Page 1 of 5 11:57AM

Document Title(s)
Subordination Agreement

CRS#8416756

Reference Number(s) of related document

200605260193

201006020024

Additional reference #'s on page

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

Stafford, Randy D.

Stafford, Deborah J.

RBS Citizens, NA

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)

All that portion of lts 11, 12, and 13, blk 2, King's First addition to the city of Anacortes,
rec in vol 1 of plats, pg 42 rec of Skagit coutny washinton

Full legal Description on Exhibit A

Assessor's Property Tax Parcel/Account Number

3802-002-013-0005

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 return to:
RBS Citizens, N.A.
Attn: SBO Dept RJW 212
443 Jefferson Boulevard
Warwick, RI 02886

SUBORDINATION AGREEMENT

WA 8416756 9501062 194

Grantor(s):

1. Wells Fargo Bank NA

☐ Additional names on page 2 of document

Grantee(s):

1. RBS Citizens, N.A.

☐ Additional names on page 2 of document

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

Lot 11, 12, & 13
Block 2
Plat _____
Section _____

☐ Additional legal description is on page 4 of document

Assessor's Property Tax Parcel Account Number(s): 3802-002-013-000

Reference Numbers of Documents assigned or Released (if applicable)

200605260193

☐ Additional reference numbers on page 2 of document



201006020025

Skagit County Auditor

6/2/2010 Page

2 of

5 11:57AM

Washington State

SUBORDINATION AGREEMENT

THIS AGREEMENT is made as of the 13th day of April, 2010, by RBS Citizens, N.A., a national banking association and Randy D Stafford and Deborah J Stafford with reference to the following facts:

A. First Horizon Home Loan Corporation, Original Lender is the beneficiary of that certain Deed of Trust dated May 15, 2006, and recorded in the real property records of Skagit County, Washington, under Recording No. 200605260193, and assigned to RBS Citizens NA and recorded on December 14, 2009 as Instrument No 200912140107 in by and among Randy D Stafford and Deborah J Stafford, as grantor, and Chicago Title Insurance Company, as Trustee (the "Subordinate Deed of Trust"), covering real property more particularly described on EXHIBITA attached hereto and commonly known as: 1120 Longview Ave, Anacortes, Washington.

B. Will execute and deliver to Wells Fargo Bank NA ("New Lender") a deed of trust encumbering the described property securing a total indebtedness not to exceed in principal amount the sum of Ninety Four Thousand Three Hundred Ninety Three Dollars (\$94,393.00) ("New Deed of Trust").

C. RBS Citizens, N.A is willing to subordinate the lien of the Subordinate Deed of Trust to the lien of the New Deed of Trust.

NOW, THEREFORE, for good and valuable consideration, receipt whereof is hereby acknowledged, the parties do hereby agree as follows:

1. RBS Citizens, N.A hereby authorizes New Lender or its agent to insert the recording data of the New Deed of Trust in the space provided below in the event the New Deed of Trust has not been recorded at the time Original Lender executes this Subordination Agreement. The New Deed of Trust was recorded May 28, 2010, in under Recording No. _____, in Skagit County, State of Washington.

2. RBS Citizens, N.A hereby subordinates the lien of the Subordinate Deed of Trust to the lien of New Deed of Trust and to all advances or charges made or accruing thereunder, including any extension, renewal, or modification thereof; to the extent the New Deed of Trust does not secured more than the principal amount of Ninety Four Thousand Three Hundred Ninety Three Dollars (\$ 94,393.00) plus interest, advances made by New Lender to protect the lien, and attorneys fees and costs.

Not to exceed to be record concurrently w/ DST

3. RBS Citizens, N.A acknowledges that prior to the execution hereof, it has had the opportunity to examine the terms of the New Deed of Trust and the note and agreements relating thereto; consents to and approves the same; and recognizes that New Lender has no



201006020025

Skagit County Auditor

Washington

obligation to Original Lender to advance any funds under the New Deed of Trust or to see to the application of any funds advanced by New Lender; and any application or use of such funds for purposes other than those provided for in such deed of trust, note, or agreements shall not defeat, in whole or in part, the subordination made herein.

4. It is understood and agreed that New Lender would not make the loan secured by the New Deed of Trust without this Subordination Agreement.

5. 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 Original Deed of Trust to the lien or charge of the New Deed of Trust in favor of New Lender and shall supersede and cancel any prior agreements as to such, or any, subordination, including but not limited to those provisions, if any, contained in the Original Deed of Trust which provide for the subordination of the lien or charge thereof to a deed of trust to be thereafter executed.

6. This Agreement shall be governed by the laws of the State of Washington. It may be modified or terminated only in writing signed by RBS Citizens, N.A and New Lender. This agreement shall be binding upon and inure to the benefit of the heirs, administrators, successors and assigns of the parties.

EXECUTED as of the day and year first above written.

SIGNED IN THE PRESENCE OF:


Melissa Pariseau

RBS CITIZENS, N.A.

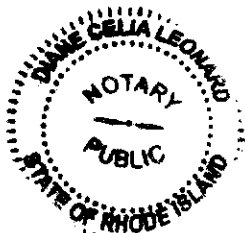
By: 
Timothy Butler, Bank Officer


STATE OF RHODE ISLAND)

) ss.

COUNTY OF KENT)

In Warwick, on this 13th day of April, 2010 before me personally appeared Timothy Butler, the Bank Officer of RBS Citizens, N.A., a national banking association, to me known and known by me to be the party executing the foregoing instrument on behalf of said bank, and acknowledged said instrument and the execution thereof to be his/her free act and deed in said capacity and the free act and deed of said bank.




Notary Public: Diane Celia Leonard
My Commission Expires: June 24, 2013



201006020025
Skagit County Auditor

Washington

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

All that portion of Lots 11, 12 and 13, Block 2, King's First Addition to the City of Anacortes, according to the Plat thereof recorded in Volume 1 of Plats, Page 42, Records of Skagit County, Washington, described as follows:

Commencing at the Southwest corner of said Lot 11,

Thence East along the South line thereof for 12.32 feet to the true point of beginning;

Thence North for 98.9 feet to an intersection with the North line of Lot 11, at a point 12.33 feet East of the Northwest corner thereof;

Thence East along the North line of said Lots 11, 12 and 13, for 75.44 feet;

Thence South for 98.9 feet to an intersection with the South line of Lot 13, at a point 75.4 feet East of the point of beginning;

Thence West along the South line of Lots 11, 12 and 13, for 75.4 feet to the true point of beginning.

Situated in Skagit County, Washington.

Assessor's Parcel Number: 3802-002-013-0005



201006020025
Skagit County Auditor