



201008260063

Skagit County Auditor

When recorded return to:

8/26/2010 Page 1 of 2 1:48PM

Summit Bank

File for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02681-10

Grantor: Summit Bank
Grantee: Rene Pedroza and Kim J. Pedroza

GUARDIAN NORTHWEST TITLE CO.

Subordination Agreement

100018-2

Grantee Wells Fargo NA

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.

The undersigned subordinator and owner agrees as follows:

1. Summit Bank
referred to herein as "subordinator", is the owner and holder of a mortgage dated 10/07/2009 which is recorded in _____ of Mortgages, page _____ under auditor's file 200910140129, records of Skagit County, Washington.
2. _____
referred to herein as "lender", is the owner and holder of a mortgage dated _____ executed _____ (which is recorded in volume _____ of Mortgages, _____ auditor's file *201008260062 records _____ County) (which is to be recorded concurrently herewith).
3. Rene Pedroza and Kim Pedroza
referred to herein as "owner", is the owner of all the 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 accruing thereunder, including any extension or renewal thereof.
5. "Subordinator" acknowledges 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 without this agreement.
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 mortgage first above mentioned to the lien or charge of the mortgage in favor of "lender" above referred to 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 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 as "deed of trust", and gender and number of pronouns considered to conform to undersigned.

* In the amount of \$50,000.00 plus interest, if applicable.

NOTICE: THIS SUBORDINATION 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 THEIR ATTORNEYS WITH RESPECT THERETO.

Dated: 8-10-10
Summit Bank By: Jim Bishop II
Title: President

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-10-10

Hilary A. Dye
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 6-24-12



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