

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXIN



201011020068
Skagit County Auditor

11/2/2010 Page 1 of 7 1:29PM

Return Address:

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-90900

Document Title(s) (or transactions contained therein):

1. **SUBORDINATION AGREEMENT**
SHORT FORM DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)

Grantor(s) Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

GUARDIAN NORTHWEST TITLE CO.

99980-2

DT# 200501130033

Grantee(s) Wells Fargo Bank, N.A.

1. DT# 201011020067

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

Sec 17, Twn 36, Rng 4; SE NW

Additional legal description is on page See Exhibit A of document.

Assessor's Property Tax Parcel or Account Number: P49332

358417-2-007-0004

Reference Number(s) of Documents assigned or released: 9024202805

Additional references Document ID# 200501130033 at page N/A (or as No. N/A) of the Official Records in the Office of the Auditor of the County of SKAGIT, State of Washington.

Note: The Auditor or Recording Officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

This Instrument Prepared by:
Wells Fargo
P.O. Box 4149 MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056

[Space Above This Line for Recording Data]

Reference: 9024202805

Account: XXX-XXX-XXX1068-1998

SUBORDINATION AGREEMENT
SHORT FORM DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)

Effective Date: 8/24/2010

Owner(s): ALLISON ALDERMAN

Current Lien Amount: \$26,798.00.

Senior Lender: Wells Fargo Bank, N.A.

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Trustee: WELLS FARGO FINANCIAL NATIONAL BANK

Property Address: 2379 OLD HIGHWAY 99 NORTH RD, BURLINGTON, WA 98233

SUBORDINATION ONLY_WA V1.0
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THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

ALLISON ALDERMAN, WHO ACQUIRED TITLE AS M. ALLISON ALDERMAN, (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Short Form Deed Of Trust (With Future Advance Clause) given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 14th day of December, 2004, which was filed in Document ID# 200501130033 at page N/A (or as No. N/A) of the Official Records in the Office of the Auditor of the County of SKAGIT, State of Washington (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to ALLISON ALDERMAN (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$188,000.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender and Trustee, if applicable, hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. Appointment of Substitute Trustee If Applicable

The Existing Security Instrument names N/A, as Trustee and the Subordinating Lender as Beneficiary. The Existing Security Instrument provides that the Subordinating Lender may designate and appoint a substitute Trustee in place of any other trustee by an instrument recorded among the appropriate land records.

The Subordinating Lender hereby removes N/A as Trustee and designates and appoints N/A as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee under the Existing Security Instrument.

C. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

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Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

D. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee if applicable, individually or through its authorized officer, have each set their hand and seal as of the Effective Date above unless otherwise indicated.

SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By [Signature] 8/24/2010
(Signature) Date

Barbara Edwards
(Printed Name)

Work Director
(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 24 day of Aug, 2010, by Barbara Edwards, as Work Director of the Subordinating Lender named above, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. She is personally known to me or has produced satisfactory proof of his/her identity.

[Signature] (Notary Public)



Exhibit A

Reference Number: 9024202805

Legal Description:

Property Legal Description V1.0 2-16 Exhibit A
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Escrow No.: 99980

EXHIBIT "A"

LEGAL DESCRIPTION

The North 1/3 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 36 North, Range 4 East W.M., TOGETHER WITH a non-exclusive easement for road and utility purposes only, over and across the North 30 feet of that portion of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 36 North, Range 4 East W.M., lying East of the State Highway.

A non-exclusive easement for road and utility purposes only, over and across the West 30 feet of that portion of the South 1/2 of the North 2/3 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 36 North, Range 4 East W.M., North of the Easterly extension of the South line of the North 30 feet of the South 1/2 of the Southwest 1/4 of the Northwest 1/4 of said Section 17.



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For an Individual Trustee Borrower:

State of _____

County of _____

On this day personally appeared before me _____
_____ (here insert the name of
grantor or grantors) to me known to be the Trustee for the Trust known as _____

_____ and who executed the within
and foregoing instrument in his or her capacity as Trustee for the said trust, and that he was authorized to do so in
the trust instrument pursuant to which the said Trust was created, and acknowledged that he (she or they) signed the
same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned. Given under
my hand and official seal this _____ day of _____, 20_____. (Signature of officer and
official seal below)

Witness my hand and notarial seal on this the _____ day of _____, _____.

[NOTARIAL SEAL]

Signature

Print Name: _____
Notary Public

