

**Return Address:**

US Recordings, Inc.  
2925 Country Drive  
St. Paul, MN 55117



201011290165

Skagit County Auditor

11/29/2010 Page

1 of

5 9:52AM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)  
**SUBORDINATION AGREEMENT**

**Reference Number(s) of related Documents:**

517622241905510

Additional reference #'s on page \_\_\_\_\_ of document

**Grantor(s)** (Last name, first name, initials)

WELLS FARGO BANK, NA  
GRIM, GARY L

Additional names on page 2 of document.**Grantee(s)** (Last name first, then first name and initials)

QUICKEN LOANS INC

Additional names on page \_\_\_\_\_ of document.

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

LOT 4, SKAGIT HIGHLANDS DIV. NO. II, AUD. FILE NO. 200604040052

Additional legal is on page 5 of document

**Assessor's Property Tax Parcel/Account Number**  
assigned P124235

☐ Assessor Tax # not yet

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

USR / 76794943-02

**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]

55414621 868172

Reference: 517622241905510

Account: XXX-XXX-XXX7764-1998

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

Effective Date: 10/18/2010

Owner(s): GARY L GRIM  
SHARON GRIM

Current Lien Amount: \$27,200.00.

Senior Lender: Quicken Loans Inc.

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: 926 CLEARWATER COURT, MOUNT VERNON, WA 98273-0000



201011290165  
Skagit County Auditor

**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.

GARY L. GRIM AND SHARON GRIM, HUSBAND AND WIFE VSTG. (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

\* October 26, 2007

which document is dated the 23rd day of October, 2007, which was filed in Document ID# 200710260141 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 GARY L GRIM (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 \$272,375.00 (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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201011290165  
Skagit County Auditor

**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 \_\_\_\_\_ 10/18/2010  
(Signature) Date

Jodi Sanborn  
(Printed Name)

Loan Administration Manager  
(Title)

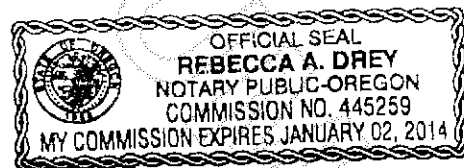
**FOR NOTARIZATION OF LENDER PERSONNEL**

STATE OF Oregon )  
 )ss.  
COUNTY OF Washington )

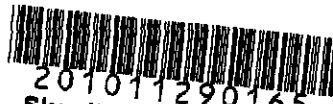
The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 18 day of Oct 2010, by Jodi Sanborn, as Loan Administration Manager of the Subordinating Lender named above, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Rebecca Drey (Notary Public)

\*Wells Fargo Bank, NA



SUBORDINATION ONLY\_WA V1.0  
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Skagit County Auditor

11/29/2010 Page

4 of

5 9:52AM

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

LOT 4, "SKAGIT HIGHLANDS, DIVISION II," AS PER PLAT RECORDED ON APRIL 4, 2006 UNDER AUDITOR'S FILE NO.200604040052 RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel ID: P124235 AND 487-000-004-0000

Commonly known as 926 Clearwater Ct, Mount Vernon, WA 98273  
However, by showing this address no additional coverage is provided



\*U01658846\*

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201011290165  
Skagit County Auditor

11/29/2010 Page 5 of 5 9:52AM