


Recording Requested by: LSI
When recorded return to:
Custom Recording Solutions
5 Peters Canyon Road
Irvine, CA 92606


201102030139
Skagit County Auditor
2/3/2011 Page 1 of 5 3:06PM

Document Title(s)
Subordination Agreement

CRS# 10557890

Reference Number(s) of related document(s)
200609280026

201102030138

Additional Reference Numbers on page _____

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

WELLS FARGO BANK NA
GRIMES, RANDALL D
GRIMES, LESLIE K

Additional Grantors on page _____

Grantee(s)

WELLS FARGO BANK NA

- (Trustee)

Additional Grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or sec., twndshp, rng qrtr)

LOT 16, L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO 1, VOL 3, PG 69,
SKAGIT, WA

Full legal Description on Exhibit A

Assessor's Property Tax Parcel/Account Number

3989001-016-0009

Additional Parcel Numbers 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 non-standard 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

~~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: 280244511347

Account: XXX-XXX-XXX5827-1998

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

Effective Date: 11/24/2010

Owner(s): LESLIE K GRIMES
RANDALL D GRIMES

Current Lien Amount: \$25,000.00.

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: 16392 BRADLEY RD, BOW, WA 98232

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.

RANDALL D. GRIMES AND LESLIE K. GRIMES, HUSBAND AND WIFE. (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) (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

SUBORDINATION ONLY_WA 10-22-10
0000000000164843

Page 2 of 4



201102030139

Skagit County Auditor

which document is dated the 6th day of September, 2006, which was filed in Document ID# 200609280026 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 secures repayment of a debt evidenced by a note or a line of credit agreement extended to LESLIE K GRIMES and RANDALL D GRIMES (individually and collectively "Borrower") by the Subordinating Lender.

REC DATE 09-28-2006

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$210,365.00 (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.

PLEASE RECORD CONCURRENTLY WITH DEED OF TRUST, DATE 01-31-2011
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.

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.

SUBORDINATION ONLY_WA 10-22-10
0000000000164843

Page 3 of 4



201102030139
Skagit County Auditor

2/3/2011 Page

3 of

5 3:06PM

SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By [Signature]
(Signature)

11/24/2010
Date

Barbara Edwards
(Printed Name)

Work Director
(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

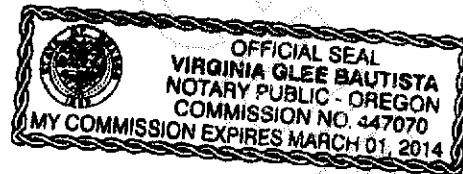
STATE OF Oregon, }
COUNTY OF Washington } ss.

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 24 day of Nov, 2010, by Barbara Edwards, as Work Director of Wells Fargo Bank, N.A., the Subordinating Lender, 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.

Virginia Glee Bautista (Notary Public)

VIRGINIA GLEE BAUTISTA

PREPARED BY: m
~~AMT VAN DOAN~~
BARBARA EDWARDS
WELLS FARGO BANK, N.A.
18700 NW WALKER RD B92
BEAVERTON, OR 97006



SUBORDINATION ONLY_WA 10-22-10
0000000000164843

Page 4 of 4



201102030139
Skagit County Auditor

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

Parcel "A":

The North 165 feet of the East 660 feet of Lot 16, "L.W.L. Co's Samish River Acreage, Plat No. 1, Skagit Co., Washington," as per plat recorded in Volume 3 of Plats, Page 69, Records of Skagit County, Washington, except the East 17 feet thereof conveyed to Skagit County for road by Deed recorded March 19, 1964, under Auditors' File No. 648042, and except the West 430 feet thereof.

Situate in the County of Skagit, State of Washington.

Parcel "B":

The North 165 feet of the West 430 feet of the East 660 feet of Lot 16, "L.W.L. Co's Samish River Acreage, Plat No. 1, Skagit Co., Washington," as per Plat recorded in Volume 3 of Plats, Page 69, Records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Assessor's Parcel Number: 3989-001-016-0009



201102030139
Skagit County Auditor