



201102280097
Skagit County Auditor

2/28/2011 Page 1 of 3 12:04PM

SUBORDINATION AGREEMENT

THIS AGREEMENT made this 8 day of DECEMBER, 2010, in favor of SUNTRUST MORTGAGE, INC, it's successors and/or assigns, with an office at 1001 SEMMES AVE, RICHMOND, VA 23224 ("Lender") by KeyBank National Association, having a place of business at 4910 Tiedeman Rd. Ste B, Brooklyn, OH 44144. (Subordinate Lender")

WITNESSETH:

WHEREAS, Subordinate Lender is the owner and holder of the following mortgage/deed of trust covering the property located at 699 Wasco Pl, La Conner, WA 98257 and as more fully described therein ("Mortgaged Property"), and of the note or bond which said mortgage/deed of trust secures ("Subordinate Lender Note"):

- a) Mortgage/Deed of Trust dated APRIL 19, 2006, made by Gordon R James and Rebecca A James to KeyBank National Association, to secure the sum of \$50,000.00 recorded on Real Property in the Skagit County Recorder/Clerk's Office in Washington Book/Liber 200605010067 Page N/A ("Subordinate Lender Mortgage").
Said line was increased from \$50,000.00 to \$75,000.00 by a Modification of Promissory Note Recorded JULY 29, 2008 in Book/Liber 200807290092 at Page NA of said County records.

WHEREAS, on condition that the Subordinate Lender Mortgage/Deed of Trust be subordinated in the manner hereinafter appearing, Lender has or is about to accept a mortgage covering the Mortgaged Property, made by Gordon R James and Rebecca A James ("Borrower") to Lender to secure an amount not to exceed (\$110,000.00) and interest, said mortgage being hereinafter collectively referred to as the "Lender Mortgage".

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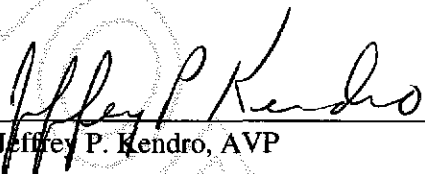
NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration and to induce Lender to accept the Lender Mortgage the receipt and sufficiency of said consideration being hereby acknowledged, Subordinate Lender does hereby covenant, consent and agree with Lender as follows:

The Subordinate Lender Mortgage/Deed of Trust shall be and is hereby made subject and subordinate in lien to the lien of the Lender Mortgage in the principal amount not to exceed \$110,000.00 and interest together with any and all advances heretofore or hereinafter made under and pursuant to the Lender Mortgage and together with any and all renewals or extensions of the Lender Mortgage or the note secured thereby, ("Lender Note").

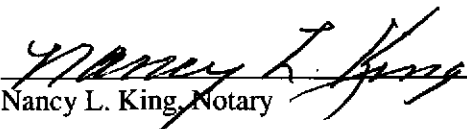
THIS AGREEMENT may not be changed or terminated orally and shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns, of the parties hereto.

IN WITNESS WHEREOF, Subordinate Lender hereto has duly executed this agreement the day and year first above written.

KeyBank National Association


Jeffrey P. Kendro, AVP


Mandi Beeson, Witness


Nancy L. King, Notary

STATE OF OHIO

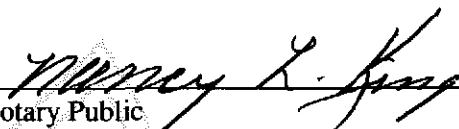
COUNTY OF STARK

Before me, a Notary Public in and for the said County and State, personally appeared Jeffrey P. Kendro, AVP of KeyBank National Association, the corporation which executed the foregoing instrument who acknowledged that he/she did sign the foregoing instrument for and on behalf of said corporation, being thereunto duly authorized, and that the same is the free act and deed individually and as such officer(s) and free act of deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Canton, Ohio, this the 8 day of DECEMBER, 2010.



NANCY L. KING
Notary Public, State of Ohio
My Commission Expires
September 22, 2012


Notary Public
My commission expires: _____

THIS INSTRUMENT PREPARED BY: KeyBank National Association

When Recorded Mail to:

KeyBank National Association
PO Box 16430
Boise, ID 83715



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2/28/2011 Page 2 of 3 12:04PM

Schedule "A-1"

137499-O

DESCRIPTION:

A leasehold interest in the following described tract:

Lot 699, "SURVEY OF SHELTER BAY DIV. 4, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 48 of Official Records, pages 627 through 631, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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