



201105190017

Skagit County Auditor

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Return Address:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

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		<i>Rec 2nd 77122097</i>
Reference Number(s) of related Documents: AUDITOR'S FILE NO. 201007150050		<i>+ 201105190016</i>
Additional reference #'s on page _____ of document		
Grantor(s) (Last name, first name, initials) BOEING EMPLOYEES CREDIT UNION ROEMISH, STEVE AND ROEMISH, JAMI L.		
Additional names on page _____ of document.		
Grantee(s) (Last name first, then first name and initials) MORTGAGE ELECTRONIC REGISTRATIONS SYTEMS, INC. QUICKEN LOANS, INC.		
Additional names on page _____ of document.		
Trustee		
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 2, PLAT OF THUNDERBIRD CREEK, PLAT RECORDED IN VOL. 14 PAGES 162-163.		
Additional legal is on page <u>4</u> of document		
Assessor's Property Tax Parcel/Account Number assigned P95746		<input type="checkbox"/> 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 / 77122097		

WHEN RECORDED RETURN TO:

Boeing Employees' Credit Union (BECU)
P.O. Box 97050
Seattle, WA 98124-9750
Attention: Servicing Solutions

Rec and 71122097

55670728-966451

② SUBORDINATION AGREEMENT

LOAN # EA 2005642879

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. BECU referred to herein as "subordinator", is the owner and holder of a mortgage dated June 30, 2010 which is recorded in volume of Mortgages, page, under auditor's file No. 201007150050 records of Skagit County. (BECU loan not to exceed \$34,000.00)
2. Mortgage Electronic Registration System Inc. As Nominee for Quicken Loans^{Inc.} referred to herein as "lender" is the owner and holder of the mortgage dated April 29, 2011, executed by _____ (which is recorded in volume of Mortgages, page, under auditor's file no. 201105190016, records of Skagit County) (which is to be recorded concurrently herewith). (Mortgage Electronic Registration System Inc. As Nominee for Quicken Loans loan not to exceed \$229,500.00)
3. Steve Roemish and Jami L. Roemish 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.

Executed this 19th day of April 2011

NOTICE: THIS SUBORDINATION AGREEMENT 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 WITH THEIR ATTORNEYS WITH RESPECT THERETO.

BECU

Debra Gipe
Debra Gipe Manager of Member Care



STATE OF _____)
) ss.
County of _____)

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

Dated: _____

Notary Public for _____
My Commission Expires: _____

STATE OF WA)
) ss.
County of King)

I certify that I know or have satisfactory evidence that Debra Gipe is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the Manager of Member Care of Boeing Employees Credit Union to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DENA M. STRAND
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
09-15-14

Dena M. Strand
Notary Public for WA
My Commission Expires: 9/15/2014
Residing at Orting, WA



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Exhibit A

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

LOT 2, "PLAT OF THUNDERBIRD CREEK," ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 14 OF PLATS, PAGES 162 AND 163, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

Parcel ID: P95746

Commonly known as 4311 Apache Dr, Mount Vernon, WA 98273
However, by showing this address no additional coverage is provided



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