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201109060106
Skagit County Auditor

9/6/2011 Page 1 of 5 11:45AM

Document Title(s)
Subordination Agreement

CRS# 12193129

Reference Number(s) of related document(s)

200605080063

201109060105

Additional Reference Numbers on page _____

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

Wermus, Erik Daniel

Wells Fargo Bank, N.A.

Additional Grantors on page _____

Grantee(s)

Wells Fargo Bank, N.A.

- (Trustee)

Additional Grantees on page _____

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

Portion of NE1/4, NE1/4, SW1/4, S30, T35N, R2E, W.M., Skagit County

Full legal Description on Exhibit A

Assessor's Property Tax Parcel/Account Number

350230-0-176-0009

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: 23548482031

Account: XXX-XXX-XXX4935-1998

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

Effective Date: 7/27/2011

Owner(s): ERIK DANIEL WERMUS

Current Lien Amount: \$100,000.00.

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: 409 39TH ST, ANACORTES, WA 98221

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.

ERIK DANIEL WERMUS, A SINGLE PERSON. (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

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which document is dated the 20th day of April, 2006, which was filed in Document ID# 200605080063 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 ERIK DANIEL WERMUS (individually and collectively "Borrower") by the Subordinating Lender.

Wermus 5-8-2006

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$113,018.00 (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.

DATE 8-31-2011

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.

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SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By *BAE*
(Signature)

7/27/2011
Date

Barbara A. Edwards
(Printed Name)

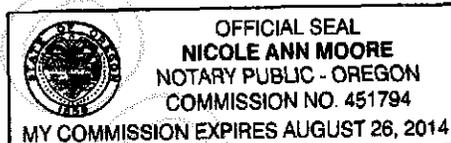
Work Director
(Title)

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 27 day of July, 2011, by Barbara A. 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. She is personally known to me or has produced satisfactory proof of his/her identity.

Nicole Ann Moore
(Notary Public)



**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

Situated in the County of Skagit, State of Washington:

The North 76.5 feet of the East 84.0 feet of the following described tract of land:

That portion of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of "V" Avenue produced South, in the City of Anacortes, 220 feet South of the South line of 38th Street produced (said point being 516.0 feet South of the South line of 37th Street as established in the City of Anacortes); thence West 89.42 feet to the true point of beginning of this description; thence from said true point of beginning run West 89.42 feet; thence South 90.0 feet; thence East 89.42 feet; thence North 90.0 feet to the true point of beginning;

Except that portion, if any, lying within the boundaries of the West 360 feet of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section;

Together with a non-exclusive easement, 15 feet in width, for ingress and egress over and across the following described tract of land:

Beginning at a point on the West line of "V" Avenue produced South in the City of Anacortes, Washington, 220 feet South of the South line of 38th Street, or 516 feet South of the South line of 37th Street; thence West 178.84 feet; thence North 15 feet; thence East 178.84 feet, more or less, to the West line of "V" Avenue; thence South along West line of "V" Avenue to the point of beginning.

Assessor's Parcel Number: 350230-0-176-0009



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