



201110270068

Skagit County Auditor

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3 11:43AM

When Recorded Return to:
First Tennessee Bank National Association, Grantor
P.O. Box 132
Memphis, TN 38101

LAND TITLE OF SKAGIT COUNTY

SUBORDINATION AGREEMENT

140306-S

RECITALS:

WHEREAS, Molly Elizabeth Doran and Andrew David Cline, who acquired title as Molly Doran and Andy Cline, wife and husband (hereinafter singly or collectively "Borrower") is the owner of the following described real property described below or in Exhibit "A" attached hereto, and having a street address as follows (the "Property"):

14518 T Loop Road
Bow, WA 98232

Ptn SW 1/4 of SE 1/4, 16-35-3 E W.M.

Account No. 350316-0-001-0201

Property ID No. P106450

AND WHEREAS, the said Borrower has made application for a closed-end mortgage loan ("New Loan") in an amount not to exceed \$170,000.00 from Sterling Savings Bank (the "Grantee"), whose address is: P.O. Box 2216, Spokane, WA 99210 to be evidenced by a Deed of Trust / Mortgage which shall be a lien or charge on the Property. **Recorded under Auditor File No. 201110270068**

AND WHEREAS, the undersigned, First Tennessee Bank National Association, successor thru merger with First Horizon Home Loan Corporation (collectively, "Grantor") has an interest in or lien upon the Property as follows:

(Deed of Trust) As Beneficiary under a Deed of Trust to the Trustee named therein, Recorded March 7, 2005 as Auditor's No: 200503070142. Official Records of Skagit County, State of Washington.

As a condition of making the New Loan, the Grantee has required the Borrower to execute a Deed of Trust/Mortgage on the Property securing repayment of the New Loan (the "New Deed of Trust/Mortgage"), which, upon execution and recordation of this Agreement, and subject to the conditions and limitations set out below, shall have a superior lien position to that of Grantor on the Property.

AGREEMENTS:

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby agrees as follows:

1. Grantor hereby agrees to subordinate the lien of its Deed of Trust/Mortgage to the lien of the New Deed of Trust/Mortgage, subject to the following conditions. This Subordination is limited solely to the New Deed of Trust/Mortgage and is effective ONLY to the extent to which the New Deed of Trust/Mortgage is a valid, enforceable and properly recorded mortgage lien instrument. This Agreement shall be of no force and effect in the event Grantee or its agents fails to satisfactorily perform all acts required to make the New Deed of Trust/Mortgage a valid and enforceable mortgage loan, that is properly recorded in the appropriate land records.
2. This Subordination as described above shall not apply to any future advance of funds to or for the benefit of the Borrower by the Grantee of the New Deed of Trust/Mortgage, except for advances necessary to protect the security of the New Deed of Trust/Mortgage.
3. Nothing in this Agreement shall be deemed to constitute a novation with respect to the debt secured by the Grantor Deed of Trust/Mortgage, nor an extension or modification thereof, nor otherwise affect the rights, remedies or penalties under the Grantor Deed of Trust/Mortgage.
4. This Agreement shall be binding upon and shall inure to the benefit of Grantor and the Grantee and their respective successors and assigns, and any purchaser at any foreclosure sale instituted pursuant to the Grantor Deed of Trust/Mortgage or the New Deed of Trust/Mortgage.
5. This Agreement shall be construed in accordance with the laws of the State of Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Agreement to be executed by its duly authorized representative and Trustee has executed this Agreement on this 14 day of October, 2011.

WITNESS:

Lee Anne Todd
Lee Anne Todd

FIRST TENNESSEE BANK NATIONAL ASSOCIATION
SUCCESSOR THRU MERGER WITH FIRST HORIZON
HOME LOAN CORPORATION (Grantor)

By: Sandra A. Ford
Name: Sandra A. Ford
Title: Designated Agent



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ACKNOWLEDGMENT

STATE OF TENNESSEE

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) ss:

COUNTY OF SHELBY

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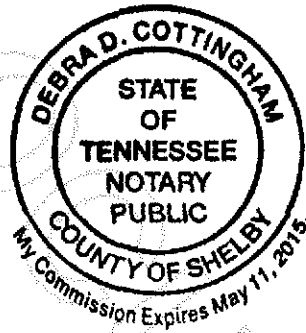
Before me, **Debra D Cottingham** of the state and county mentioned, personally appeared **Sandra A. Ford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Designated Agent **FIRST TENNESSEE BANK NATIONAL ASSOCIATION SUCCESSOR THRU MERGER WITH FIRST HORIZON HOME LOAN CORPORATION**, the within named bargainer, a corporation, and that he/she, as such Designated Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Designated Agent

WITNESS my hand and official seal on this 14 day of October, 2011.

Debra D Cottingham
Notary Public

My Commission expires:

May 11, 2015



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