

When recorded return to:  
Specialized Loan Servicing  
8742 Lucent Blvd., Suite 300  
Highlands Ranch, CO 80129



201201310029  
Skagit County Auditor

1/31/2012 Page 1 of 3 10:34AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620014334

CHICAGO TITLE  
620014334

**DOCUMENT TITLE(S)**

Subordination Agreement

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:** \_\_\_\_\_

200606090124 AND 201201310028

**GRANTOR(S)**

BETTINA AUS

**Mortgage Electronic Registration Systems, Inc., as Nominee for Global Advisory Group Inc.**

Additional names on page \_\_\_\_\_ of document

**GRANTEE(S)**

JPMorgan Chase Bank, N.A.

Additional names on page \_\_\_\_\_ of document

Additional names on page \_\_\_\_\_ of document

**ABBREVIATED LEGAL DESCRIPTION**

The South 35 feet of the North 145 feet of the West 86 feet of Lot 9, Plate No. 1, SEDRO HOME ACREAGE, according to the plat thereof, recorded in Volume 3 of Plats, Page 39, records of Skagit County, Washington. Situate in Skagit County, Washington.

Complete legal description is on page \_\_\_\_\_ of document

**TAX PARCEL NUMBER(S)**

P77053 and 4171-001-009-0012

Additional Tax Accounts are on page \_\_\_\_\_ of document

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 signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

\_\_\_\_\_  
Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

When Recorded Return To:

**Specialized Loan Servicing, LLC**

**8742 Lucent Blvd**

**Highlands Ranch, CO 80129**

### SUBORDINATION AGREEMENT

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. **Mortgage Electronic Registration Systems, Inc., as Nominee for Global Advisory Group, Inc.**, referred to herein as "subordinator," is the owner and holder of a mortgage dated June 2, 2006 which is recorded in under auditor's file No. **200606090124**, records of **Skagit County, Washington**.
2. **JP Morgan Chase Bank, NA** referred to herein as "lender," is the owner and holder of a mortgage, in the amount of \$101023.00 dated January 26, 2012, executed by **Bettina Aus** which is recorded under auditor's file No. 20120131 201201310029 records of **Skagit County, Washington**. (which is to be recorded concurrently herewith).
3. **Bettina Aus** referred to herein as "owner," is the owner of all 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 there under, 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 for purposes other than those provided for in such mortgage, note or agreements shall not defeat the subordination herein made in whole or part.
6. It is understood by the parties here to 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 the undersigned.

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, PRIO TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH HIS/HER/THEIR/ ATTORNEYS WITH RESPECT THERETO.

Dated: December 21, 2011



201201310029  
Skagit County Auditor

1

Susan R Beck  
\_\_\_\_\_  
SUSAN R BECK  
\_\_\_\_\_  
Assistant Secretary

STATE OF Colorado  
COUNTY OF Douglas

I certify that I know or have satisfactory evidence that Susan R Beck (is/are) the person(s) who appeared before me, and said person(s) acknowledged that She signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/21/2011

Crystal R Ornelas  
\_\_\_\_\_

Notary name printed or typed: Crystal R Ornelas

Notary Public in and for the State of Colorado

Residing at: 8742 Lucent H. Ranch Co 80129

My appointment expires: 3/11/2014

CRYSTAL R. ORNELAS  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 03/11/2014



201201310029  
Skagit County Auditor