

WHEN RECORDED, RETURN TO:
FIRST AMERICAN MORTGAGE SERVICES
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING



201203020075

Skagit County Auditor

3/2/2012 Page

1 of

4 11:32AM

Please Type or Print Neatly and Clearly All Information

Document Title(s)

Subordination Agreement

Reference Number(s) of Related Documents

#200512120121

201203020074

Grantor(s) (Last Name, First Name, Middle Initial)

Mortgage Electronic Registration Systems Inc
John W Smit & Tonda Smit

Grantee(s) (Last Name, First Name, Middle Initial)

Mortgage Investors Corp.

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

LOTS 15, 16 and PTN. Lot 14, BLK 7

"Munk's First Queen Anne Add. to Anacortes"

Assessor's Tax Parcel ID Number

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

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 parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party

8601457561

~~WHEN RECORDED MAIL TO:~~

GMAC Mortgage, LLC

3451 Hammond Ave

Waterloo IA 50702

Prepared by: Michelle-Ann Thompson

SUBORDINATION AGREEMENT

THIS AGREEMENT, made February 9, 2012, by **Mortgage Electronic Registration System, Inc.**, present owner and holder of the Note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH:

THAT John W. Smit and Tonda Smit, ("Owner"), did execute a Deed of Trust dated **December 6, 2005**, to , as trustee, covering:

SEE ATTACHED

To secure a Note in the sum of **\$92,800.00** dated **December 6, 2005** in favor of **Mortgage Electronic Registration System, Inc.**, which Deed of Trust was recorded on **December 12, 2005** as Instrument No. **200512120121**, Official Records.

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of (Not to Exceed) **\$131,964.00** dated 2/17/12 in favor of **Mortgage Investors Corporation**, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith;

WHEREAS, it is a condition precedent to obtaining said loan that said Deed of Trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the Deed of Trust first above mentioned; and

WHEREAS, Lender is willing to make said loan provided the Deed of Trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the Deed of Trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Deed of Trust first above mentioned to the lien or charge of the Deed of Trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the Deed of Trust securing the same shall, when recorded, constitute a lien or charge upon said land, which is unconditionally prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.

- (1) That said Deed of Trust securing said note in favor of Lender, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the Beneficiary's Deed of Trust first above mentioned.
- (2) That Lender would not make its loan above described without this Subordination Agreement.
- (3) Nothing herein contained shall affect the validity or enforceability of Beneficiary's Deed of Trust except for the subordination as aforesaid.



201203020075
Skagit County Auditor

3/2/2012 Page

2 of

4 11:32AM

Beneficiary declares, agrees and acknowledges that

It intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust first above mentioned in favor of the lien or charge upon said land of the Deed of Trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, a specific loan is being made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.



Mortgage Electronic Registration System, Inc.

By: *Belinda Alexander*

Title: Assistant Secretary

Attest: *Amber Swanger*

Title: Assistant Secretary

STATE OF IOWA

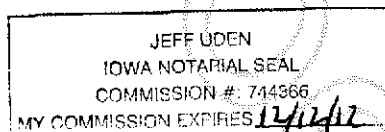
COUNTY OF BLACK HAWK

ss:

On 2-9-2012, before me Jeff Uden, a notary public in and for the said county, personally appeared Belinda Alexander known to me to be a Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS") and Amber Swanger known to me to be an Assistant Secretary of Mortgage Electronic Registration Systems, Inc. ("MERS"), Solely Defined As Nominee For The Lender, GMAC Mortgage, LLC, the Limited Liability Company that executed the within instrumental also known to me (or proved to me on the basis of satisfactory evidence to be the person who executed the with instrument, behalf of the Limited Liability Company herein named and acknowledged to me that such Limited Liability Company executed the same.

WITNESS my hand and notarial seal.

Notary Public *Jeff Uden*



201203020075
Skagit County Auditor

EXHIBIT "A"

ORDER NO: 7236293

STATE OF WASHINGTON, COUNTY OF SKAGIT

THE EAST 1/2 OF LOT 14, AND ALL OF LOTS 15 AND 16, BLOCK 7, "MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOR INFORMATION ONLY

LOTS 15, 16 AND PTN. LOT 14, BLOCK 7, "MUNK'S FIRST QUEEN ANNE ADDITION TO ANACORTES"

APN#: P58035


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FIRST AMERICAN ELS
SUBORDINATION AGREEMENT





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