

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



201203130025

Skagit County Auditor

3/13/2012 Page 1 of 4 10:38AM

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)

1. Subordination Agreement
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

200704260147
201203130024

Grantor(s) (Last name, first name, initials)

1. MORTGAGE Electronic Registration System, Inc.
2. _____

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Ally Bank Corp.
2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 16 "Plat of Woodridge, Vol 13, Pg 17"
Additional legal is on page 4 of document.

Assessor's Property Tax Parcel/Account Number
assigned P82056

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.

I am requesting an emergency nonstandard 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

8601790368

~~WHEN RECORDED MAIL TO:~~
GMAC Mortgage, LLC
3451 Hammond Ave
Waterloo IA 50702
Prepared by: Michele Capelle

7251811

SUBORDINATION AGREEMENT

THIS AGREEMENT, made February 6, 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 DALE E WILMS and DARLENA JAY WILMS, ("Owner"), did execute a Deed of Trust dated **April 17, 2007**, to **First American Title**, as trustee, covering:

SEE ATTACHED

To secure a Note in the sum of **\$47,590.00** dated **April 17, 2007** in favor of **Mortgage Electronic Registration System, Inc.**, which Deed of Trust was recorded on **April 26, 2007** as Instr. No. **200704260147**, **Official Records**.

WHEREAS, Owner has executed, or is about to execute, a Deed of Trust and note in the sum of (Not to Exceed) **\$189,249.00** dated 2/20/12 in favor of **Ally Bank Corp.**, 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.



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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: [Signature]
Jami M. Beranek
Title: Assistant Secretary

Attest: [Signature]
Amber Swanger
Title: Assistant Secretary



STATE OF IOWA

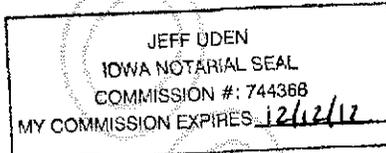
COUNTY OF BLACK HAWK

ss:

On February 7, 2012, before me Jeff Uden, a notary public in and for the said county, personally appeared Jami M. Beranek 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



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Skagit County Auditor

Form No. 3301 (01/08)
Short Form Commitment

ORDER NO: 7251811n
FILE NO: 7251811n
CUSTOMER REF: 000687878886

Exhibit "A"

Real property in the City of **Mount Vernon**, County of **Skagit**, State of **Washington**, described as follows:

LOT 16, "PLAT OF WOODRIDGE", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

FOR INFORMATION ONLY: LOT 16, "PLAT OF WOODRIDGE"

Commonly known as: 2307 Woodridge Ave, Mount Vernon, WA 98273

APN #: 4424-000-016-0002

WILMS WA
44752743
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT



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Skagit County Auditor