



201204030029
Skagit County Auditor

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Return Address:

LSI – North Recording Division
5039 Dudley Blvd
McClellan, CA 95652

ELS# 13517177

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)

SUBORDINATION AGREEMENT

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

WELLS FARGO BANK NA
JAMES J HALPERIN

Additional names on page ___ of document.

Reference Number(s) of Documents assigned or released:

268539731753515 # 200606160175 & 201204030028

Additional reference #'s on page ___ of document

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

BANK OF AMERICA NA
101 SOUTH TRYON STREET
CHARLOTTE, NC 28255

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

LOT 1, HIGHLAND GLEN DIV 1, VOL 11 OF PLATS, PG 52, SKAGIT CO, WA

Additional legal is on Exhibit A of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned

4348-000-001-0002

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.

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Return Address:

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

13517177

Document Title(s) (or transactions contained therein):

**SUBORDINATION AGREEMENT FOR
DEED OF TRUST**

Grantor(s)

Wells Fargo Bank, N.A. AS ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
WHOSE NOMINEE IS AMERICAN HOME MORTGAGE
101 North Phillips Avenue
Sioux Falls, SD 57104

JAMES J HALPERIN

**Recording Requested By:
LSI**

Grantee(s)

Bank Of America, N. A.

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

209 N 18TH ST, MOUNT VERNON, WA 98273

Additional legal description is on page See Exhibit A of document.

Assessor's Property Tax Parcel or Account Number: 4348-000-001-002/P79672

Reference Number(s) of Documents assigned or released: 268539731753515

Additional references Document ID# 200606160175 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.

Note: The Auditor or Recording Officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

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This Instrument Prepared by:

Wells Fargo
MAC P6051-019
P.O. Box 4149
Portland, OR 97208-4149
1-800-945-3056

MIN # 100024200013161746 [Space Above This Line for Recording Data] MERS Telephone # 1-(888) 679-6377

Reference: 268539731753515

Account: XXX-XXX-XXX8012-0001

**SUBORDINATION AGREEMENT FOR
DEED OF TRUST**

Effective Date: 3/1/2012

Owner(s): JAMES J HALPERIN

Current Lien Amount: \$20,500.00.

Senior Lender: Bank Of America, N. A.

Subordinating Lender: Wells Fargo Bank, N.A. AS ASSIGNEE OF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC WHOSE NOMINEE IS AMERICAN HOME MORTGAGE
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: CHICAGO TITLE COMPANY

Property Address: 209 N 18TH ST, MOUNT VERNON, WA 98273

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.

JAMES J HALPERIN, 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 Deed of Trust (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

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See Exhibit A

which document is dated the 16th day of June, 2006, which was filed in Document ID# 200606160175 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 JAMES J HALPERIN (individually and collectively "Borrower by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$154,400.00 (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.

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 CHICAGO TITLE COMPANY, 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 CHICAGO TITLE COMPANY as Trustee and designates and appoints Wells Fargo Financial National Bank 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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Order No.: **13517177**
Loan No.: **241766491**

Exhibit A

The following described property:

Lot 1, Plat of Highland Glen Div. No. 1, according to the Plat thereof, recorded in Volume 11 of Plats, Page 52, Records of Skagit County, Washington.

Assessor's Parcel No: **4348-000-001-0002**



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