

When recorded return to:  
Global Advisory Group, Inc. DBA Mortgage  
Advisory Group  
2902 Colby Avenue  
Everett, WA 98201



201207310064  
Skagit County Auditor

7/31/2012 Page 1 of 3 1:30PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620011880

CHICAGO TITLE  
620 011880

### SUBORDINATION AGREEMENT (New Loan)

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 instruments.

The undersigned subordinator and owner agrees as follows:

1. Mortgage Electronic Registration Systems, Inc., as Nominee for Abacus Mortgage, Inc. a Washington Corporation, MERS Phone No. 1-888-679-6377 & MIN #100052550096371405 referred to herein as "subordinator", is the owner and holder of a mortgage dated January 4, 2006 which is recorded under 200601100132, records of Skagit County, Washington.
2. Global Advisory Group, Inc. DBA Mortgage Advisory Group referred to herein as "lender", is the owner and holder of a mortgage dated 7-26-2012, in the amount of \$235,100.00, executed by Mark Tilschner which is recorded under 201207310064 records of Skagit County, Washington. (which is to be recorded concurrently herewith).
3. Mark Tilschner referred to herein as "owner", is the owner of all the 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 thereunder, 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 under its mortgage or see to the application of "lender's" mortgage funds, and any application or use of such funds for purposes other than those provided for in such mortgage, note or agreements shall not defeat the subordination herein made in whole or in part.
6. It is understood by the parties hereto 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 undersigned.

**SUBORDINATION AGREEMENT**  
(New Loan)  
(continued)

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, prior to the execution of this subordination agreement, the parties consult with his/her/their attorneys with respect thereto.

Dated: 7/24/12

MERS, Inc. as Nominee for Abacus  
Mortgage, Inc., a WA Corp

Dawn B. Johnson  
Signature

July 24, 2012  
Date

By: Dawn B. Johnson  
Print Name

Its: Assistant Secretary  
Print Title

State of Colorado  
County of Douglas

I certify that I know or have satisfactory evidence that Dawn B. Johnson is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Assistant Secretary of MERS, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 24, 2012

Crystal R. Ornelas  
Name: Crystal R. Ornelas  
Notary Public in and for the State of Colorado  
Residing at: 8742 Loomis Blvd  
My appointment expires: 3/11/14

CRYSTAL R. ORNELAS  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 03/11/2014



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**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P113868 and 4722-000-027-0000**

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Lot 27, NOOKACHAMP HILLS PLANNED UNIT DEVELOPMENT, PHASE I, according to the plat thereof recorded in Volume 17 of Plats, pages 26 through 31, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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