



201208010093
Skagit County Auditor

8/1/2012 Page 1 of 2 3:45PM

LAND TITLE OF SKAGIT COUNTY
142 627-0

Commitment Number: 12257898

SUNTRUST MORTGAGE, INC.
1001 Semmes Avenue
RVW-5043/Final Docs
Richmond, VA 23224
Loan Number 0206502718

P124428
This instrument prepared by:

NCS 17-3300A
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road,
Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16608.

201208010092

SUBORDINATION OF DEED OF TRUST

This Subordination of Deed of Trust is made as of the July 26, 2012 by MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's Successors and assigns, Lender is Peoples Bank - Mt. Vernon ("Subordinating Lender"), MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's Successors and assigns. MERS is organized and existing under the law of Delaware, and has a mailing address of PO Box 2026, Flint MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS. FOR PURPOSES OF RECORDING THIS DOCUMENT MORTGAGE, MERS IS THE MORTGAGEE OF RECORD ("Subordinating Lender"), under the following circumstances:

A. Subordinating Lender is the holder of a Deed of Trust (the "Existing Deed of Trust") executed by David W. Wise and Shannon M. Wise ("Borrower"), in favor of Subordinating Lender, recorded at 200709120082, in the Public Records of Skagit County, Washington, which is a lien on the real estate described below (the "Property").

Lot 10, "PLAT OF KLINGER ESTATES," as per plat recorded under Auditor's File No. 200605080213, records of Skagit County, Washington. Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Property Address: 294 Klinger Street, Sedro Woolley, WA 98284

B. Lender, **SunTrust Mortgage, Inc.**, will be making a loan secured by a Deed of Trust, in the maximum principal amount of \$214,998.00 (Two Hundred and Fourteen Thousand Nine Hundred and Ninety-Eight Dollars and no Cents), to **David W. Wise and Shannon M. Wise** as Borrower, and this ("New Deed of Trust"), will be a lien on the Property.

Recorded under Auditor File Number 201208010092

C. As part of the consideration for Lender's agreement to make the loan secured by the New Deed of Trust, and to induce Lender to make that loan, Subordinating Lender has agreed to subordinate the lien of the Existing Deed of Trust to the lien of the New Deed of Trust, upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, Subordinating Lender and Lender agree as follows:

1. Subordinating Lender hereby subordinates the lien of the Existing Deed of Trust to the lien of the New Deed of Trust; however, this subordination shall not otherwise affect the validity or priority of the Existing Deed of Trust.

2. This Subordination Agreement is made on the understanding that Subordinating Lender shall not be responsible for any of the obligations of Borrower contained in or secured by the New Deed of Trust.

3. This Subordination Agreement shall be binding upon and inure to the benefit of Lender and Subordinating Lender and their respective successors and assigns.

SIGNED as of the date first written above.

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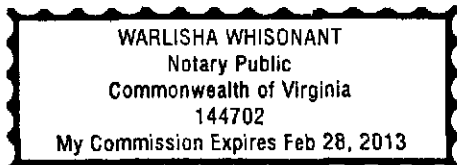
By: *Cynthia J. Thompson*

Its: Cynthia J. Thompson
Vice President

STATE OF VIRGINIA CITY OF RICHMOND

The foregoing instrument was acknowledged before me this 25 day of June, 2012 by Cynthia J. Thompson, the Vice President of

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Warlisha Whisonant
Notary Public



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