

Return Address:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117



201209250040
Skagit County Auditor

9/25/2012 Page 1 of 4 10:44AM

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
Reference Number(s) of related Documents: 201011050001 Additional reference #'s on page <u>201209250039</u> of document
Grantor(s) (Last name, first name, initials) SKAGIT STATE BANK GRUEL, EDMUND F. Additional names on page <u>2</u> of document.
Grantee(s) (Last name first, then first name and initials) MERS, INC QUICKEN LOANS, INC. Additional names on page _____ of document.
Trustee
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) LOT 30, BLK 42, PLAT OF THE TOWN OF MONTBORNE, VOL. 2, PG 80 Additional legal is on page <u>4</u> of document
Assessor's Property Tax Parcel/Account Number assigned P74691 & P109143 <input type="checkbox"/> Assessor Tax # not yet assigned
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. USR / 77988254-02

56713653-1425833
SUBORDINATION AGREEMENT

Loan No: 3309353113

This Agreement is made this August 14, 2012 by and between **Quicken Loans Inc.**, whose address is 635 Woodward Avenue, Detroit, MI 48226, **Mortgage Electronic Registration Systems, Inc.**, ("MERS") as nominee for **Quicken Loans Inc.**, whose address is P.O. Box 2026, Flint, Michigan 48501, (collectively referred to as "Quicken Loans") and **Skagit State Bank**, whose address is 301 E Fairhaven Ave, Burlington, WA 98233 (the "Lienholder").

WHEREAS the Lienholder is the holder of a mortgage/deed of trust/lien in the principal amount of \$140,000.00, executed by **Edmund F. Gruel and Nancy L. Gruel, husband and wife** (the "Borrower"), to **Land Title Company of Skagit County**, Trustee for the benefit of **Skagit State Bank**, dated November 1, 2010 and recorded on November 5, 2010, as Instrument 201011050001, in the records of Skagit County ("Lienholder's Lien"), covering the property commonly known as 18282 S West View Rd, Mount Vernon, WA 98274 (the "Property") and legally described as:

Situated in the County of Skagit, State of WA:

(SEE ATTACHED LEGAL DESCRIPTION)

Tax ID No.: P74691, 4135-042-030-0006

P10943, 330504-2-001-0000

WHEREAS, Quicken Loans intends to make a loan to the Borrower in a principal amount not to exceed \$328,000.00 and dated on or about AUGUST 23, 2012 to be secured by a mortgage/deed of trust granted to MERS as nominee for Quicken Loans covering the Property ("Quicken Loans' Lien"), and

WHEREAS Quicken Loans will only make the loan to the Borrower provided that Lienholder's Lien is subordinate to Quicken Loans' Lien, and

WHEREAS Lienholder intends that Quicken Loans' Lien be prior and superior to Lienholder's Lien.

NOW, THEREFORE, it is agreed that in consideration of one dollar and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Lienholder agrees to subordinate and make Lienholder's Lien subordinate and junior in all respects to Quicken Loans' Lien.

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Skagit County Auditor

Witnesses:

Signature Grace Lawler

Printed Name Grace Lawler

Signature Debbie Houser

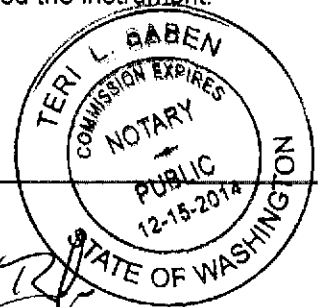
Printed Name Debbie Houser

STATE OF WA

COUNTY OF Skagit SS

On 8-14, 2012 before me, Teri L. Saben (Notary Name), personally appeared Lori Miller (Lienholder Representative), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Teri L. Saben (Notary Signature)
Notary Public, County of Skagit, Acting in Skagit County.
State of WA
My commission expires 12-15-14



Lienholder Signature:

Lori Miller

Lienholder: Skagit State Bank

Printed Name Lori Miller

Title AVP

Witnesses:

Kalie Kim

Printed Name Kalie Kim

Cathy Gorman

Printed Name Cathy Gorman

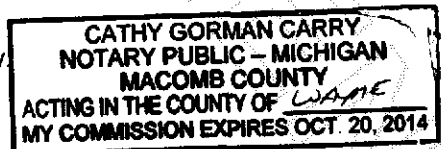
STATE OF MICHIGAN)

COUNTY OF WAYNE) SS

On August 16, 2012 before me, Cathy Gorman, personally appeared Damon Banks, Quicken Loans, MERS Assistant Secretary, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Cathy Gorman
Notary Public, County of Macomb, Acting in Wayne County.
State of Michigan
My commission expires 10-20-2014

Damon Banks
Quicken Loans Inc. and Mortgage Electronic Registration Systems, Inc., as nominee for Quicken Loans Inc.
By: Damon Banks
Quicken Loans, MERS Assistant Secretary



This instrument drafted by and after recording return to: Subordination Dept., 635 Woodward Avenue, Detroit, MI 48226



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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

LOT 30, BLOCK 42, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE NORTHEASTERLY 40 FEET FOR COUNTY ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED JULY 14, 1941, IN VOLUME 184, PAGE 341, RECORDS OF SAID COUNTY AND STATE.

TOGETHER WITH THAT PORTION OF VACATED LAKESIDE BOULEVARD ADJOINING SAID PREMISES.

TOGETHER WITH THE SOUTHEASTERLY HALF OF VACATED LAFAYETTE STREET ADJOINING SAID PREMISES PURSUANT TO JUDGMENT ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 98-2-01307-1, EXCEPT SAID NORTHEASTERLY 40 FEET FOR ROAD REFERRED TO ABOVE.

ALSO TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT-OF-WAY COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY), LYING WESTERLY OF THE CENTERLINE OF SAID RIGHT-OF-WAY AND BETWEEN THE NORTHEASTERLY EXTENSIONS OF THE NORTHWESTERLY AND SOUTHEASTERLY LINES OF THE ABOVE DESCRIBED PROPERTY.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

P109143 AND 330506-2-001-0000

Parcel ID: P74691, 4135-042-030-0006

Commonly known as 18282 S West View Rd, Mount Vernon, WA 98274
However, by showing this address no additional coverage is provided



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