



201210030042

Skagit County Auditor

10/3/2012 Page 1 of 6 12:59PM

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

**Return Address:**

Wells Fargo Bank, N.A.  
Doc Mgmt - MAC R4058-030  
P. O. Box 50010  
Roanoke, Virginia 24022

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

**SUBORDINATION AGREEMENT FOR  
DEED OF TRUST**

Grantor(s) Wells Fargo Bank, N.A.A SUCCESSOR IN INTEREST TO WACHOVIA MORTGAGE, FSB

101 North Phillips Avenue  
Sioux Falls, SD 57104

GREGORY D MILLER  
LISA R MILLER

Grantee(s) Wachovia Mortgage, FSB

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)  
3401 MOHAWK DRIVE, MOUNT VERNON, WA 98273

Additional legal description is on page Exhibit A of document.

Assessor's Property Tax Parcel or Account Number: 4203-000-003-0004

Reference Number(s) of Documents assigned or released: 7040623313

Additional references Mortgage Book 200806260038 at page N/A (or as No. 200806260039)  
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.

**This Instrument Prepared by:**

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

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[Space Above This Line for Recording Data]

Account Number: XXX-XXX-XXX8170-0001      Reference Number      7040623313

**SUBORDINATION AGREEMENT FOR  
DEED OF TRUST**

Effective Date: 9/12/2012

Owner(s): GREGORY D MILLER  
LISA R MILLER

Current Lien Amount: \$45,400.00

Senior Lender: Wachovia Mortgage, FSB

Subordinating Lender: Wells Fargo Bank, N.A. A SUCCESSOR IN INTEREST TO WACHOVIA MORTGAGE,  
FSB

*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: FIRST AMERICAN TITLE INSURANCE COMPANY

Property Address: 3401 MOHAWK DRIVE, MOUNT VERNON, WA 98273

SUBORDINATION ONLY/PC\_WA (rev 06202011)



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**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.

GREGORY D MILLER, AND LISA R MILLER, HUSBAND AND WIFE

(individually and collectively the "Owner") own the real property located at the above Property Address (the "Property")

The Subordinating Lender and the Trustee, if applicable, 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 description more particularly described in the attachment titled "Exhibit A"

which document is dated the 24th day of May, 2008, which was filed in Document ID# 200806260038 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 GREGORY D MILLER and LISA R MILLER.

(individually and collectively "Borrower by the Subordinating Lender.

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

X The Senior Lender has an existing loan in the original principal amount of \$ 204,600.00 (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a Deed of Trust, executed by Borrower, as trustor, in favor of FIRST AMERICAN TITLE INSURANCE COMPANY as trustee for the benefit of WACHOVIA MORTGAGE, FSB

as beneficiary and recorded on 06/26/2008 in Document ID# 200806260039 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 "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the Senior Lender's 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**

N/A Subordinating Lender 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.

- Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's 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 FIRST AMERICAN TITLE INSURANCE COMPA , 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 FIRST AMERICAN TITLE INSURANCE COMP 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**

- N/A 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.

- This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing 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.

(ACKNOWLEDGEMENT PAGE FOLLOWS)



**SUBORDINATING LENDER:**

Wells Fargo Bank, N.A.

By *BE*  
(Signature)

SEP 12 2012

Date

Barbara A. Edwards  
(Printed Name)

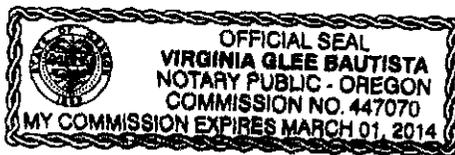
Work Director  
(Title)

**FOR NOTARIZATION OF LENDER PERSONNEL**

STATE OF Oregon )  
                                  ) ss.  
COUNTY OF Washington )

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 12 day of Sept, 2012, by Barbara A. Edwards, as Work Director of Wells Fargo Bank, N.A., on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

*Virginia Glee Bautista* (Notary Public)



**Schedule A**

**ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF MOUNT VERNON, IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON AND BEING DESCRIBED IN A DEED DATED 12/29/1994 AND RECORDED 12/30/1994 IN BOOK 1403 PAGE 95 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE AND REFERENCED AS FOLLOWS: LOT 3, THUNDERBIRD II, AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 39 THROUGH 40, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON. PARCEL ID NUMBER: 4203-000-003-0004**

UNOFFICIAL DOCUMENT



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