



201212170083

Skagit County Auditor

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This Instrument Prepared by:

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

CHICAGO TITLE

620017100

[Space Above This Line for Recording Data]

Reference: 7040546921

Account Number: XXX-XXX-XXX5937-1998

**SUBORDINATION AGREEMENT FOR MODIFICATION OF
SHORT FORM OPEN-END DEED OF TRUST**

Effective Date: 11/28/2012

Owner(s): ANDREW S PLATZNER
RUTHANN Z PLATZNER

Ret NO. 201109120032 and 201212170082

Current Line of Credit Recorded Commitment \$50,000.00 being reduced to \$39,500.00.

Senior Lender: Wells Fargo Bank, N. A.

Subordinating Lender: Wells Fargo Bank, N.A.

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: WELLS FARGO FINANCIAL NATIONAL BANK

Property Address: 1235 SHULER AVE, BURLINGTON, WA 98233

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.

ANDREW S PLATZNER AND RUTHANN Z. PLATZNER, HUSBAND AND WIFE (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 Short Form Open-End Deed of Trust (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 18th day of August, 2011, which was filed in Document ID# 201109120032 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 ANDREW S PLATZNER, RUTHANN Z PLATZNER (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 \$106,100.00 (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. Agreement to Change Credit Limit

The Subordinating Lender's agreement to subordinate is conditioned subject to the following:

Change in Line of Credit Agreement

The credit limit under the Line of Credit Agreement is hereby changed from \$50,000.00 to the new credit limit of \$39,500.00.

By signing this Agreement below, the Borrower(s) agrees to this change.

Change in Security Interest

The lien evidenced by the Existing Security Instrument is hereby reduced from \$50,000.00 to \$39,500.00.

By signing this Agreement below, the Owner(s) agrees to this change.

C. Appointment of Substitute Trustee *If Applicable*

The Existing Security Instrument names N/A, 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 N/A as Trustee and designates and appoints N/A as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee under the Existing Security Instrument.



D. 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.

E. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee if applicable, individually or through its authorized officer or other representative, and the Borrower, have each set their hand and seal as of the Effective Date above unless otherwise indicated.

SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By _____
(Signature)

NOV 28 2012

Date

Christopher L. Wheeler
(Printed Name)

Vice President Loan Documentation
(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Virginia)
)ss.
COUNTY OF Roanoke)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 28th day of November, 2012, by Christopher L. Wheeler, as Vice President Loan Documentation of Wells Fargo Bank, N.A., the Subordinating Lender, 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.

Christie M. Williams (Notary Public)

HE360 SUB MOD - WA (rev 20120302)
0000000000616565



Christie M. Williams
Notary Public 7524530
Commonwealth of Virginia

My Commission Expires June 30, 2016

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Skagit County Auditor

BORROWER(S): I received and read a completed copy of this Modification Agreement before I signed it. I agree to all its terms.

(Signature) Andrew S Platzner

(Date) 12/11/12

(Signature) Ruthann Z Platzner

(Date) 12-11-12

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

OWNER(S): As a signer on the Security Instrument under the Line of Credit Agreement, the undersigned hereby acknowledges this Modification Agreement and agrees to its terms, and a receipt of a copy of the same.

(Signature) Andrew S Platzner

(Date) 12/11/12

(Signature) Ruthann Z Platzner

(Date) 12-11-12

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)



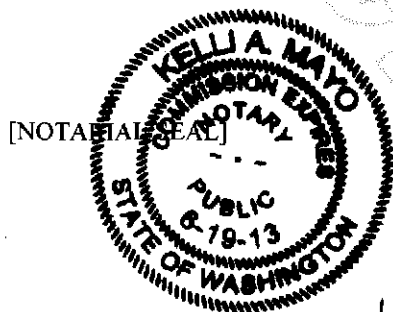
For An Individual Acting In His/Her Own Right:

State of WA

County of Skagit

On this day personally appeared before me Ruthann Z. Pladzner
Andrew S. Pladzner (here insert the name of grantor or
grantors) to me known to be the individual, or individuals described in and who executed he within and foregoing
instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and
deed, for the uses and purposes therein mentioned. Given under my hand and official seal this 11 day of
Dec, 2012.

Witness my hand and notarial seal on this the 11 day of Dec, 2012.



Signature [Signature]
Print Name: Kelli A. Mayo
Notary Public

My commission Expires: 01/19/13



Exhibit A

Reference Number: 7040546921

Legal Description:

Lot 2, PLAT OF SHULER AVENUE ADDITION, according to the plat thereof recorded under Auditor's File No. 199912230011, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Property Legal Description-sub only(2012-02-07) Exhibit A
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