

Return Address:

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



201212260171
Skagit County Auditor

12/26/2012 Page 1 of 7 12:48PM

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 <u>must</u> be filled in) Subordination Agreement	
Reference Number(s) of related Documents: Book 200708160129	201212260170
Additional reference #'s on page _____ of document	
Grantor(s) (Last name, first name, initials) Wells Fargo Bank N.A. Westcott, David, W.	
Additional names on page _____ of document.	
Grantee(s) (Last name first, then first name and initials) Quicken Loans Inc Mortgage Electronic Registration Systems, Inc	
Additional names on page _____ of document.	
Trustee	
Legal description (abbreviated: i.e. lot, block, plat or section, township, range) Lot 13, Bel-Air Manor Seventh Addition in Volume 10 of Plats , page 64	
Additional legal is on page <u>7</u> of document	
Assessor's Property Tax Parcel/Account Number assigned 4216-000-013--0007	<input type="checkbox"/> Assessor Tax # not yet
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 / 78249304 -02	

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Return Address:

Wells Fargo Bank, N.A.

4101 Wiseman Blvd
San Antonio, TX 78251

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

②

**SUBORDINATION AGREEMENT FOR
DEED OF TRUST (LINE OF CREDIT TRUST DEED)**

57036867-1689134

Grantor(s) DAVID W WESTCOTT

101 North Phillips Avenue
Sioux Falls, SD 57104

DAVID W WESTCOTT

Grantee(s) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR QUICKEN
LOANS INC.

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)
1928 E VIEWMONT DR; MOUNT VERNON

LOT 13, BEL-AIR MANOR SEVENTH ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 10 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY, WASHINGTON

Additional legal description is on page Exhibit A of document.

Assessor's Property Tax Parcel or Account Number: 4216-000-013--0007

Reference Number(s) of Documents assigned or released:

Additional references Mortgage Book 200708160129 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.

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.
Doc Mgmt - MAC R4058-030
Doc Mgmt - MAC R4058-030
7711 Plantation Road
Roanoke, Virginia 24019

[Space Above This Line for Recording Data]

Account Number: XXXX-7893

Visit Number

N/A

**SUBORDINATION AGREEMENT FOR
DEED OF TRUST (LINE OF CREDIT TRUST DEED)**

Effective Date: November 26, 2012

Owner(s): DAVID W WESTCOTT

Current Lien Amount: \$ 62,000.00

Senior Lender: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR QUICKEN
LOANS INC.

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: FIRST AMERICAN TITLE INSURANCE COMPANY

Property Address: 1928 E VIEWMONT DR; MOUNT VERNON

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.

DAVID W WESTCOTT, A MARRIED MAN

(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 (LINE OF CREDIT TRUST DEED) (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 10th day of AUGUST, 2007, which was filed in Document ID# 200708160129 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 DAVID W WESTCOTT

(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 \$ 132,000.00 (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.

N/A The Senior Lender has an existing loan in the original principal amount of \$ (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 as trustee for the benefit of

as beneficiary and recorded on in Mortgage Book at page (or as No.) of the Official Records in the Office of the Auditor of the County of, 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

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.

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 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 Company, 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 Company as Trustee and designates and appoints AMERICAN SECURITIES COMPANY 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

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.

N/A 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 _____
(Signature)

NOV 26 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 26th day of November 2012 by Christopher L. Wheeler, as Vice President Loan Documentation 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.

Christie M. Williams (Notary Public)



Christie M. Williams
Notary Public 7524530
Commonwealth of Virginia
My Commission Expires June 30, 2016



201212260171
Skagit County Auditor

Exhibit A

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

LOT 13, BEL-AIR MANOR SEVENTH ADDITION, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 10 OF PLATS, PAGE 64, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P78383/4216-000-013-0007

Commonly known as 1928 E Viewmont Dr, Mount Vernon, WA 98273
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 13, BEL-AIR MANOR SEVENTH ADDITION, ACCORDING
TO THE PLAT THEREOF, RECORDED IN VOLUME 10 OF PLATS, PAGE 64, RECORDS
OF SKAGIT COUNTY, WASHINGTON.



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Skagit County Auditor