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201301070143
Skagit County Auditor

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Document Title(s)
Subordination Agreement

for Deed of Trust (with Future Advance Clause)
CRS# 15632477

Reference Number(s) of related document(s)
Inst. # 200602230135

201301070142

Additional Reference Numbers on page _____

Grantor(s) (Last, first and Middle Initial)

Leblanc, Jamie
Leblanc, Kristine D
Wells Fargo Bank, NA

Additional Grantors on page _____

Grantee(s)

Wells Fargo Bank, NA

- (Trustee)

Additional Grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or sec., twnshp, rng qrtr)

Lot 24 Skagit Highlands Div.1, Recorded 8/16/2005, under # 200508160182, Skagit
County, WA

Full legal Description on Exhibit A

Assessor's Property Tax Parcel/Account Number

4867-000-024-0000

Additional Parcel Numbers on page _____

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Return Address:-

~~Wells Fargo~~
~~P.O. Box 31557~~
~~MAC B6955-013~~
~~Billings, MT 59107-9900~~

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

**SUBORDINATION AGREEMENT FOR
DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

Grantor(s)

Wells Fargo Bank, N.A.
101 North Phillips Avenue
Sioux Falls, SD 57104

JAMIE LEBLANC
KRISTINE D LEBLANC

Grantee(s)

Wells Fargo Bank, N. A.

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range)

4622 HIDDEN LAKE LOOP, MOUNT VERNON, WA 98273

LOT 24, "SKAGIT HIGHLANDS, DIVISION 1", A PLANNED UNIT DEVELOP-MENT, RECORDED ON
AUGUST 16, 2005, UNDER AUDITOR'S FILE NUMBER 200508160182, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE

Additional legal description is on page See Exhibit A of document.

Assessor's Property Tax Parcel or Account Number: P123164

Reference Number(s) of Documents assigned or released: 479547760209268

Additional references Document ID# 200602230135 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.

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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

[Space Above This Line for Recording Data]

Reference: 479547760209268

Account: XXX-XXX-XXX0497-1998

**SUBORDINATION AGREEMENT FOR
DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 12/3/2012

Owner(s): JAMIE LEBLANC
KRISTINE D LEBLANC

Current Lien Amount: \$53,786.00.

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: 4622 HIDDEN LAKE LOOP, MOUNT VERNON, WA 98273

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.

JAMIE LEBLANC, AND KRISTINE D. LEBLANC, 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 Deed Of Trust (With Future Advance Clause) (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

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which document is dated the 17th day of February, 2006, which was filed in Document ID# 200602230135 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 JAMIE LEBLANC and KRISTINE D LEBLANC (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 \$210,066.00 (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. 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.

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.

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.



SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By

(Signature)

DEC 03 2012

Date

Nancy Irene Miskell

(Printed Name)

Vice President Loan Documentation

(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)

)ss.

COUNTY OF Multnomah)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 3rd day of December, 2012 by Nancy Irene Miskell, 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.

Mariah Genevieve Wilka (Notary Public)



Order ID: 15632477

Loan No.: 0353930662

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

Lot 24, "Skagit Highlands, Division 1", a planned unit development, recorded on August 16, 2005 under Auditor's File No. 200508160182, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Assessor's Parcel Number: 4867-000-024-0000



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