



201301150026

Skagit County Auditor

1/15/2013 Page

1 of

4 11:08AM

RETURN DOCUMENT TO:

Service Link

4000 Industrial Blvd.

Aliquippa, PA 15001

*Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047***DOCUMENT TITLE(S):**

Subordination

AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S)**BEING ASSIGNED OR RELEASED:**2007 1009 0070
201301150025

Additional reference numbers can be found on page _____ of document.

GRANTOR(S):

Erica L. Johnson

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):JPMORGAN CHASE BANK, NA
TRUSTEE : SERVICELINK

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr,
section, township and range OR; unit, building and condo name.)

Lot 12, Block 9, Plat of town of Sedro

Additional legal(s) can be found on page 4 of document.**ASSESSOR'S 16-DIGIT PARCEL NUMBER:**

P75361

Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

Wells Fargo Home Mortgage
Attn: Snowden Mac: X3802-03A
8480 Stagecoach Circle
Frederick, Md. 21701
Prepared by: Kathy Snowden

Recording Information:

Subordination Agreement

THIS AGREEMENT is made and entered into on this 20th of November 2012 by Wells Fargo Bank N.A. s/b/m Wachovia Mortgage Corporation (hereinafter referred to as "Beneficiary") in favor of (JP Morgan Chase Bank, NA) it's successors and assigns (hereinafter referred to as "Lender").

WITNESSETH

WHEREAS, Wachovia Mortgage Corporation, a National Banking Association did loan Erica L. Johnson and Patrick A. Griffith (Borrower) the sum of \$30,000.00 which loan is evidenced by a promissory dated August 6, 2007 executed by Borrower in favor of Wachovia Mortgage Corporation, a National Banking Association and is secured by a Deed of Trust/Mortgage even date therewith (the "Second Loan") covering the property described therein and recorded as Instrument Number 200710090070 Libor n/a page n/a and of the real property records in the office of Skagit County, State of Washington and

WHEREAS, Borrower has requested that Lender lend to it the sum of \$80,000.00 (not to exceed), such loan to be evidenced by the promissory note dated 12/16/12 executed by Borrower in favor of Lender and secured by a Mortgage of even date therewith (the "New Mortgage") covering in whole or in part of the property covered by the Mortgage: and

WHEREAS, Lender has agreed to make a loan to the Borrower, if, but only if, the New Mortgage shall be and remain a lien or charge upon the property covered thereby prior and superior to the lien or charge of the Mortgage and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the Mortgage to the lien or charge of the New Mortgage of Lender.

NOW, THEREFORE, in consideration of One Dollar and in consideration for the premises and for other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, and in order to induce Lender to make the Loan above referred to, Beneficiary agrees as follows:

1. The New Mortgage and the note secured thereby and the debt evidenced by such and any and all renewals and interest payable on all of said debt and on any and all such renewals and extensions shall be and retain at all times a lien or charge on the property covered by the New Mortgage, prior and superior to the lien or charge of the Mortgage in favor of Beneficiary.
2. Beneficiary acknowledges that it intentionally waives, relinquishes, and subordinates the priority and superiority of the lien or charge of the Mortgage in favor of the lien or charge of the New Mortgage in favor of Lender and that it understands that in reliance upon and in consideration of this waiver, relinquishment, and subordination specific loans and advances are being and will be made, and as part and parcel thereof specific monetary and other obligations are being and will be entered into by Lender which would not be made or entered into but for such reliance upon this waiver, relinquishment, and subordination.
3. This agreement contains the entire agreement between the parties hereto as to the loan secured by the Mortgage and the Loan secured by the New Mortgage, and the priority thereof, and there are no agreements, written or oral, outside or separate from this agreement and all prior negotiations are merged into this agreement.



201301150026
Skagit County Auditor

4. This agreement shall insure to the benefit of and be binding upon the successors and assigns of the parties.

This Subordination Agreement shall become invalid in the event that the new first loan amount Exceed \$80,000.00.

Beneficiary: Wells Fargo Bank N.A s/b/m
Wachovia Mortgage Corporaton

BY: Ralph L. Hall
Ralph L. Hall

ITS: Vice President

State of Maryland
County of Frederick

I, the undersigned authority, Notary Public in and for said County, in said State, hereby certify that Ralph L. Hall whose name as Vice President of Wells Fargo Bank N.A s/b/m Wachovia Mortgage Corporation is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day that, being informed of the contents of said instrument(s), he as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal this is the 20th day of November 2012.

[Signature]
Notary Public

My Commission Expires: 02/15/2014



201301150026
Skagit County Auditor

LEGAL DESCRIPTION

EXHIBIT "A"

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

ALL THAT PARCEL OF LAND IN SKAGIT COUNTY, STATE OF WASHINGTON, AS DESCRIBED IN DEED DOC # 200107130081, ID# 4149-009-012-001, BEING KNOWN AND DESIGNATED AS:

LOT 12, BLOCK 9, PLAT OF TOWN OF SEDRO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

628 JAMESON STREET, SEDRO WOOLEY

BY FEE SIMPLE DEED FROM U.S. BANK, NATIONAL ASSOCIATION, A CORPORATION AS SET FORTH IN DEED DOC # 200107130081, DATED 07/10/2001 AND RECORDED 07/13/2001, SKAGIT COUNTY RECORDS, STATE OF WASHINGTON.

Pg. 4



201301150026
Skagit County Auditor

1/15/2013 Page

4 of

4 11:08AM