

When Recorded Return To:
Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117



201302130015
Skagit County Auditor

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WHEN RECORDED MAIL TO
U.S. Bank National Association
Retail Service Center
1850 Osborn Ave.
Oshkosh, WI 54903-2746

78388191

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Deed Of Trust Subordination Agreement

Account No. 681494

This Agreement is made this January 15, 2013, by and between U.S. Bank National Association ("Bank") and U.S. Bank National Association ND("Refinancer").

Bank is the beneficiary under a deed of trust (the "Junior Deed of Trust") dated MARCH 26, 2004, granted by RONNIE L GROOMS AND SHARON L GROOMS HUSBAND AND WIFE ("Borrower"), and recorded in the office of the Register of Deeds, SKAGIT County, Washington, on Book , Page , as Document 200404300163, encumbering the real property described therein (collectively, the "Property"). Refinancer is the beneficiary under a deed of trust (the "Senior Deed of Trust") dated JULY 13, 2012, granted by the Borrower, and recorded in the same office on AUGUST 8, 2012, as 201208080028, encumbering the property. To induce Refinancer to make a loan to the Borrower secured by the Senior Deed of Trust, Bank has agreed to execute and deliver this Subordination Agreement.

ACCORDINGLY, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Bank hereby agrees with Refinancer that the lien of the Junior Deed of Trust on the Property is and shall be and shall remain fully subordinate for all purposes to the lien of the Senior Deed of Trust on the Property, to the full extent of all sums from time to time secured by the Senior Deed of Trust; provided, however, that the total indebtedness secured by the Senior Deed of Trust does not exceed \$139,100.00, exclusive of interest thereon, amounts advanced to protect the lien and priority of the Senior Deed of Trust, and costs of collection, and provided further, that this agreement shall not be effective until each other mortgage or other lien recorded against the property (other than the Senior Mortgage) and each judgment that is a lien against the Property shall be subordinated of record of the lien of the Senior Mortgage.

Legal Description: See Attached Legal

Property Address 313 9TH ST S MOUNT VERNON WA 98274

IN WITNESS THEREOF, this Subordination Agreement is executed on the day and year first above stated.

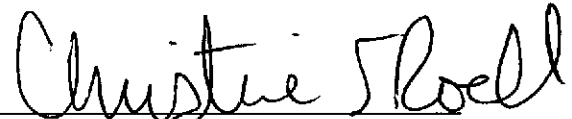
Bank Name: US Bank, National Association

By: 
Steven Barnes, Vice President

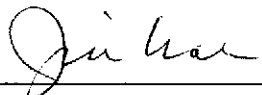
STATE OF Wisconsin)

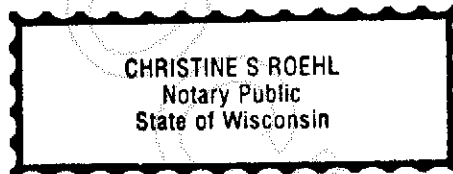
COUNTY OF Winnebago)

The foregoing instrument was acknowledged before me January 15, 2013, by Steven Barnes, Vice President of US Bank National Association, a national banking association, on behalf of the association.



Christine S. Roehl, Notary Public
My Commission Expires on 02/03/2013


Prepared by: JILL WARA



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Skagit County Auditor

EXHIBIT A

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BLOCK 34, "HIGHLAND ADDITION TO MOUNT VERNON", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 10, RECORDS OF SKAGIT COUNTY, WHICH POINT BEARS SOUTH 19 DEGREES 42 MINUTES WEST ALONG SAID EASTERLY LINE OF BLOCK 34, A DISTANCE OF 80.00 FEET FROM THE SOUTH LINE OF WASHINGTON STREET; THENCE SOUTH 70 DEGREES 35 MINUTES EAST, ALONG A LINE WHICH IS PARALLEL TO AND 80.00 FEET DISTANT FROM SAID SOUTH LINE OF WASHINGTON STREET, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 70 DEGREES 35 MINUTES EAST, A DISTANCE OF 130.24 FEET TO A POINT ON THE WEST LINE OF NINTH STREET, AS DEEDED TO THE CITY OF MOUNT VERNON; THENCE SOUTH 0 DEGREES 29 MINUTES 10 SECONDS EAST ALONG THE WEST LINE OF NINTH STREET, A DISTANCE OF 33.25 FEET TO A POINT WHICH IS 408.89 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 84 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 98.5 FEET; THENCE WESTERLY TO A POINT WHICH IS SOUTH 19 DEGREES 42 MINUTES WEST, 65.35 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 19 DEGREES 42 MINUTES EAST ALONG A LINE WHICH IS PARALLEL TO AND 9 FEET DISTANT FROM THE SAID EASTERLY LINE OF BLOCK 34, OF "HIGHLAND ADDITION TO MOUNT VERNON", A DISTANCE OF 65.35 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV. LEGAL:

NW1/4 OF SW1/4 SEC 20 T34N R4E WM.

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