



201302200039

Skagit County Auditor

2/20/2013 Page

1 of

5 11:43AM

Recording Requested by: LSI
When recorded return to:
Custom Recording Solutions
5 Peters Canyon Road, Ste. 200
Irvine, CA 92606

Document Title(s)
Subordination Agreement

CRS# 4162758

Reference Number(s) of related document(s)

200502240116

200805080049

Additional Reference Numbers on page _____

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

Schols, Casey William

HSBC Bank, USA 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., twndshp, rng qrtr)

Tract 5, Walnut Grove Addition to Burlington, recorded in Vol 7 of Plats, Pg 94, Skagit County.

Full legal Description on Exhibit A

Assessor's Property Tax Parcel/Account Number

P72893

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.

Signature of Requesting Party

~~AFTER RECORDING, RETURN TO:~~

HSBC

636 Grand Regency Blvd
Brandon, FL 33510

Prepared by: Thomas D. Thomas

CROSS REFERENCES:

Security

Instrument at

Deed Book _____, Page _____

Wells Fargo Bank, NA

Security Instrument at

Deed Book _____, Page _____

SUBORDINATION AGREEMENT

WHEREAS the undersigned **HSBC Bank, USA N.A.** by assignment from Mortgage Electronic Registration Systems, Inc, by assignment from Wilmington Finance, a division of **AIG Federal Savings Bank** (the "Original Lender") is the holder of a certain **Deed of Trust** (the "Security Instrument") executed by **Casey William Schols**, dated **February 18, 2005**, to secure a note to Original Lender in the amount of **\$38,400.00**, said instrument encumbering certain property located at **1726 Lewalice Lane, Burlington, Skagit County, Washington** ("the Property"), and being more particularly described on "Exhibit A" attached hereto; and

WHEREAS the Original Lender Security Instrument was recorded by the [Clerk of Superior Court, **Skagit County, Washington**], on **February 24, 2005**, Instrument No **200502240116**; and

WHEREAS the Property is also encumbered by that certain Security Instrument held by **Wells Fargo Bank, NA** and its successors and assigns (the "**Wells Fargo Bank, NA Security Instrument**"), executed by **Casey William Schols**, dated **N/A**, to secure a note to **Wells Fargo Bank, NA** in the amount not to exceed **\$157,673.00**, said instrument also encumbering the Property; and

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UNOFFICIAL
WHEREAS the **Wells Fargo Bank, NA** Security Instrument was recorded by the [Clerk of Superior Court], **Skagit County, Washington**, on **May 08, 2008**, Instrument No **200805080049**; and

WHEREAS Original Lender and **Wells Fargo Bank, NA** desire to establish **Wells Fargo Bank, NA**'s position as first priority lienholder on the Property, with full security interest, and the undersigned agrees that the Original Lender Security Instrument is, shall be, and is hereby made, subject and subordinate to the **Wells Fargo Bank, NA** Security Instrument, but, shall not be subordinate to any future advances taken under the **Wells Fargo Bank, NA** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, NA** Security Instrument;

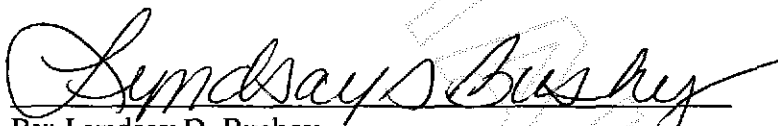
THEREFORE, in consideration of Ten Dollars (\$10.00) in hand paid to the undersigned, the undersigned hereby subordinates all right, title, and interest of the undersigned under the Original Lender Security Instrument to the right, title, and interest of **Wells Fargo Bank, NA** Security Instrument, but, shall not be subordinate to any future advances taken under the **Wells Fargo Bank, NA** Security Instrument, except those corporate advances expressly permitted in the **Wells Fargo Bank, NA** Security Instrument. This subordination agreement shall be binding upon the successors and assigns of the undersigned and shall operate to the benefit of the holder of the **Wells Fargo Bank, NA** Security Deed and the successors and assigns thereof and of any purchaser at any foreclosure sale thereunder and shall apply with like force and effect to any renewal thereof.



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WITNESS the hand and seal of the undersigned, this 28th day of January, 2013.

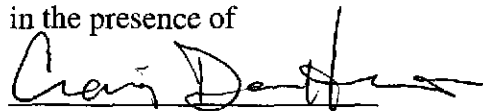
HSBC BANK, USA N.A.



By: Lyndsay D. Bushey

Its: VICE PRESIDENT and ASSISTANT SECRETARY
ADMINISTRATIVE SERVICES DIVISION

Signed, sealed and delivered
in the presence of

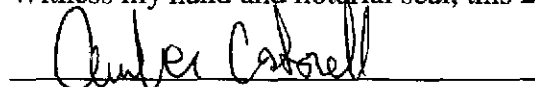


Witness

State of Florida
County of Hillsborough

I, Amber Costarell a Notary Public in and for the State of Florida and County of Hillsborough, do hereby certify that Lyndsay D. Bushey personally appeared before me this day and acknowledged that as the Vice President and Assistant Secretary of **HSBC Bank, USA N.A.**, a Corporation, and that as Vice President and Assistant Secretary, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and notarial seal, this 28th day of January 2013.



Notary Public: Amber Costarell – Commission EE193618

My commission expires: 04/29/2016

Seal:



AMBER COSTARELL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE193618
Expires 4/29/2016



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Skagit County Auditor

Order ID: 4162758
Loan No.: 0087370342

**EXHIBIT A
LEGAL DESCRIPTION**

Tract 5, Walnut Grove Addition to Burlington, according to the plat thereof, recorded in Volume 7 of
plats, page 94, records of Skagit County, Washington.

APN P72893



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