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Skagit County Auditor

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\$76.00  
5 11:15AM

**Document Title(s)**  
**Subordination Agreement**

**CRS Order No.:** 16397394

**Reference Number(s) of related document(s)**  
200505270255

201305070032

Additional Reference Numbers on page \_\_\_\_\_

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

HILL, DONALD R., III

HILL, VANESSA M.

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., twndshp, rng qtrtr)

Tract 1 of Mount Vernon Short Plat No. MV-4-76, located in Sec. 15, Twndshp 34 N, Rng 4 E, WM, approved 1/23/76 and rec. in Vol 1 of Short Plats, Pg 101 under AFN 829859, records of Skagit County, Washington.

Full legal Description on Exhibit A

**Assessor's Property Tax Parcel/Account Number**

3956-000-020-0103

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

**This Instrument Prepared by:**  
Wells Fargo  
P.O. Box 4149 MAC P6051-019  
Portland, OR 97208-4149  
1-800-945-3056

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[Space Above This Line for Recording Data]

Reference: 556261282308511

Account: XXX-XXX-XXX5493-1998

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

Effective Date: 4/1/2013

Owner(s): DONALD R HILL III

Current Lien Amount: \$69,000.00.

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: CHICAGO TITLE INSURANCE COMPANY

Property Address: 4925 MONTE VISTA PLACE, MOUNT VERNON, WA 98273-0000

**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.

DONALD R. HILL, III, A MARRIED PERSON (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 26th day of May, 2005, which was filed in Document ID# 200505270255 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 DONALD R HILL III (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 \$243,989.80 (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 CHICAGO 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 CHICAGO TITLE INSURANCE COMPANY as Trustee and designates and appoints Wells Fargo Financial National Bank 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.

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Wells Fargo Bank, N.A.

(Signature)

Date \_\_\_\_\_

(Printed Name)

(Title)

## STATE OF Oregon

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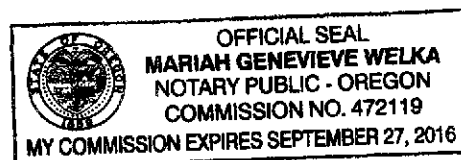
)SS.

COUNTY OF Multnomah

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Mariah Genevieve Miller (Notary Public)

Manish Gernovine Welka



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Order ID: 16397394  
Loan No.: 0359680584

## EXHIBIT A LEGAL DESCRIPTION

The following described property:

Tract 1 of Mount Vernon Short Plat No. MV-4-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976 and recorded in Volume 1 of Short Plats, Page 101 under Auditor's File No. 829859, records of Skagit County, Washington, being a portion of Lots 20 and 21, "Monte Vista Terrace Addition to Skagit County, Washington", as per plat recorded in Volume 8 of Plats, Pages 20 and 21, records of Skagit County, Washington.

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

Assessor's Parcel Number: 3956-000-020-0103



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