

Return Address:  
OLD REPUBLIC TITLE  
530 South Main Street  
Suite 1031  
Akron, OH 44311



Skagit County Auditor  
5/14/2013 Page 1 of 6 3:20PM \$77.00

Order # 01-13050264-02R

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet**  
(RCW 65.04)

<b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <u>must</u> be filled in) SUBORDINATION AGREEMENT
<b>Reference Number(s) of Documents assigned or released:</b> LAND TITLE OF SKAGIT COUNTY 146033-0 DATED SEPTEMBER 18, 2007 DOCUMENT #200709210145 and AF# 20130514 0081 Additional reference #'s on page _____ of document
<b>Grantor(s)</b> (Last name, first name, initials) MICHAEL R NELSON AND SANDRA R NELSON, HUSBAND AND WIFE WELLS FARGO BANK, N.A.
<b>Grantee(s)</b> (Last name first, then first name and initials) GRANTEE: WELLS FARGO BANK, N.A.
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range) LOT 25, SKAGIT HIGHLANDS DIV. IV
<b>Tax ID:</b> P124937
The Auditor/Recorder will rely on the information provided on the 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 nonstandard 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

130 50264-02R

WHEN RECORDED RETURN TO:  
OLD REPUBLIC TITLE  
ATTN: POST CLOSING  
530 SOUTH MAIN STREET  
SUITE 1031  
AKRON, OH 44311

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

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

Grantor(s)

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

MICHAEL R NELSON  
SANDRA R NELSON

Grantee(s)

Wells Fargo Bank, N.A.

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

4649 NOOKSACK LOOP, MOUNT VERNON, WA 98273-0000

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

Assessor's Property Tax Parcel or Account Number: 4902-000-025-0000/P124937

Reference Number(s) of Documents assigned or released: 365640871659417

Additional references Document ID# 200709210145 at page 2 (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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Page 1 of 4



201305140082

Skagit County Auditor

\$77.00

5/14/2013 Page

2 of

6 3:20PM

**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: 365640871659417

Account: XXX-XXX-XXX3578-1998

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

Effective Date: 4/3/2013

Owner(s): MICHAEL R NELSON  
SANDRA R NELSON

Current Lien Amount: \$49,287.00.

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: 4649 NOOKSACK LOOP, 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.

MICHAEL R. NELSON & SANDRA R. NELSON, 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 Short Form 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

HE360 SUB ONLY - WA (rev 20120217)  
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Page 2 of 4



which document is dated the 18th day of September, 2007, which was filed in Document ID# 200709210145 at page 2 (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 MICHAEL R NELSON and SANDRA R NELSON (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 \$194,721.00 (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.

Recorded under Auditor's File No. 20130514 0081.

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.





Schedule "A-1"

146033-0

DESCRIPTION:

Lot 25, together with an undivided 1/3 interest in Tract 911, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," a Planned Unit Development, as per plat recorded under Auditor's File Number 200608230062, records of Skagit County, Washington.

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



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Skagit County Auditor

\$77.00

5/14/2013 Page

6 of

6 3:20PM