



201306140131

Skagit County Auditor

\$74.00

6/14/2013 Page

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3 1:51PM

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

GUARDIAN NORTHWEST TITLE CO.

104476-2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**Deed Of Trust Subordination Agreement**

Account No. 8966

Geo-Parcel Number 3762-000-056-0005

This Agreement is made this May 17, 2013, by and between U.S. Bank National Association as successor by merger with U.S. Bank National Association ND ("Bank") and PHH MORTGAGE CORPORATION DBA CENTURY 21 MORTGAGE ("Refinancer").

Bank is the beneficiary under a deed of trust (the "Junior Deed of Trust") dated 08/31/2005, granted by Scott Heiner, married man, separate property and Michelle Heiner ("Borrower"), and recorded in the office of the Register of Deeds, Skagit County, Washington, on Book , Page as Document 200509290063, encumbering the real property described therein (collectively, the "Property"). Refinancer is the beneficiary under a deed of trust (the "Senior Deed of Trust") dated June 10, 2013, granted by the Borrower, and recorded in the same office on June 14, 2013, as 201306140130, 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 \$201,100.00, 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 3025 Comanche Dr., Mount Vernon, WA 98273

PIN: 3762-000-056-0005

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

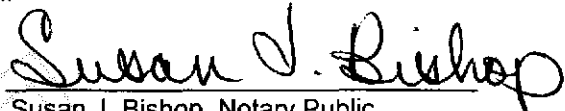
Bank Name: US Bank, National Association as  
successor by merger with U.S. Bank National Association ND

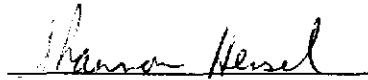
  
By: Steven Barnes, Vice President

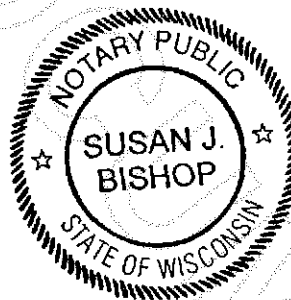
STATE OF Wisconsin

COUNTY OF Winnebago

The foregoing instrument was acknowledged before me May 17, 2013, by Steven Barnes, Vice President of US Bank National Association as successor by merger with U.S. Bank National Association ND, a national banking association, on behalf of the association.

  
Susan J. Bishop, Notary Public  
My Commission Expires on 10/18/2015

  
Prepared by: Shannon Hensel



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EXHIBIT A

ALL OF LOT 56 AND THE NORTH 5 FEET OF THE WEST 100 FEET OF  
LOT 55, "THUNDERBIRD", AS PER PLAT RECORDED IN VOLUME 9 OF  
PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

ABBRV. LEGAL:

LOT 56 PTN LOT 55 THUNDERBIRD VOL 9 PG 34

Permanent Parcel Number: 3762-000-056-0005  
SCOTT HEINER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY  
3025 COMANCHE DRIVE MOUNT VERNON WA 98273



201306140131