

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



201306190014

Skagit County Auditor

\$75.00

6/19/2013 Page

1 of

4 9:12AM

AFTER RECORDING MAIL TO:

SunTrust Mortgage, Inc
1001 Semmes Ave
Richmond, VA 23224
STM 0146054481

Filed for Record at Request of:

REC'D 7/19/13
76689818-2

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

The undersigned subordinator and owner agrees as follows:

APT#201306190013

1. "MERS" is Mortgage Electronic Registration Systems, Inc. Mers is a separate corporation that is acting solely as a nominee for Lender and Lender's Successors and assigns. MERS is organized and existing under the law of Delaware, and has a mailing address of P.O. Box 2026, Flint MI 48501-2026, and/or a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS Telephone number is (888) 679-MERS. FOR PURPOSES OF RECORDING THIS DOCUMENT MORTGAGE, MERS IS THE MORTGAGEE OF RECORD. , referred to herein as "subordinator," is the owner and holder of a mortgage dated May 10, 2007 which is recorded on May 16, 2007 instrument 200705160067, of the official records of Skagit County, Washington.
2. Suburban Mortgage Company of New Mexic DBA Intercap Lending, referred to herein as "lender," is the owner and holder of a mortgage executed, or is about to be executed by Suburban Mortgage Compant of New Mexico DBA Intercap Lending, dated _____ (which is to be recorded concurrently herewith) in the amount of \$ 305,000.00.
3. Kimberly Welling, Michael S. Welling Wife and Husband referred to herein as "owner," is the owner of all the real property described in the mortgage identified above in Paragraph 2.
4. In consideration of benefits to "subordinator" from "owner," receipt and sufficiency of which is hereby acknowledged, and to induce "lender" to advance funds under its mortgage and all agreements in connection therewith, the "subordinator" does hereby unconditionally subordinate the lien of his mortgage identified in Paragraph 1 above to the lien of "lender's" mortgage, identified in Paragraph 2 above, and all advances or charges made or accruing thereunder, including any extension or renewal thereof.
5. "Subordinator" acknowledges that, prior to the execution hereof, he has had the opportunity to examine the terms of "lender's" mortgage, note and agreements relating thereto, consents to and approves same, and recognizes that "lender" has no obligation to "subordinator" to advance any funds under its mortgage or see to the application of "lender's" mortgage funds, and any application or use of such funds for purposes other than those provided for in such mortgage, note or agreements shall not defeat the subordination herein made in whole or in part.
6. It is understood by the parties hereto that "lender" would not make the loan secured by the mortgage in Paragraph 2 without this agreement.
7. This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the mortgage first above mentioned to the lien or charge of the mortgage in favor of "lender" above referred to and shall supersede and cancel any prior agreements as to such, or any, subordination including, but not limited to, those provisions, if any, contained in the mortgage first above mentioned, which provide for the subordination of the lien or charge thereof to a mortgage or mortgages to be thereafter executed.
8. The heirs, administrators, assigns and successors in interest of the "subordinator" shall be bound by this agreement. Where the word "mortgage" appears herein it shall be considered as "deed of trust," and gender and number of pronouns considered to conform to undersigned.

Executed this 26 day of March, 2013.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH HIS/HER/THEIR ATTORNEYS WITH RESPECT THERETO.

Suntrust Mortgage, Inc

Owners:

By:

Print Name: Jackie W. Ballos

Title: Vice President

Kimberly Welling

Michael S. Welling

STATE OF _____ }
COUNTY OF _____ }-ss

I certify that I know or have satisfactory evidence that **Kimberly Welling and Michael S. Welling** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the state of _____

My appointment expires: _____

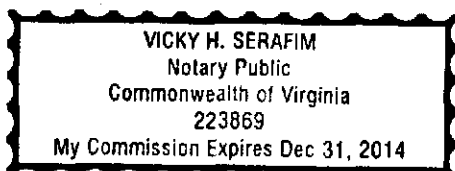
STATE OF Virginia }
COUNTY OF City of Richmond }-ss

I certify that I know or have satisfactory evidence that Jackie W. Ballos (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the of _____ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 26, 2013

Vicky H. Serafim
Notary Public in and for the state of Virginia

My appointment expires: 13-31-2014



LPB-35 7/97
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Executed this 26 day of March, 2013.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH HIS/HER/THEIR ATTORNEYS WITH RESPECT THERETO.

Suntrust Mortgage, Inc

By:

Print Name: Jackie W. Ballos

Title: Vice President

Owner:

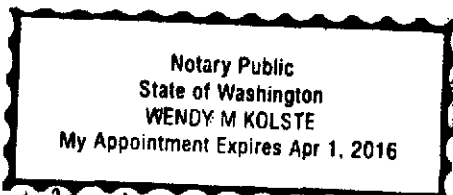
Kimberly Welling

Michael S. Welling

STATE OF Washington }
COUNTY OF Island }-ss

I certify that I know or have satisfactory evidence that **Kimberly Welling and Michael S. Welling** (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/13/2013

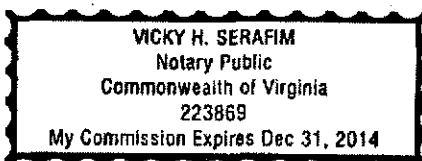


Wendy M. Kolste
Notary Public in and for the state of Washington
My appointment expires: April 1, 2016

Wendy M. Kolste April 1, 2016
STATE OF Virginia }
COUNTY OF City of Richmond }-ss

I certify that I know or have satisfactory evidence that Jackie W. Ballos (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the of _____ to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: March 26, 2013



Vicky H. Serafim
Notary Public in and for the state of Virginia
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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT,
STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOT 20, PLAT OF BAY HILL VILLAGE DIVISION II, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

THE NORTH 80 FEET OF THE SOUTH 559.20 FEET OF THE EAST 16 FEET OF
GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE
WILLAMETTE MERIDIAN, LYING DIRECTLY WEST OF AND ADJACENT TO THE
WEST LINE OF LOT 20, BAY HILL VILLAGE DIVISION II, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 125 AND 126, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

P108048/340302-2-011-0500

Parcel ID: P104433/4618-000-020-0009

Commonly known as 12257 Bayhill Drive, Burlington, WA 98233
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 20 BAY HILL VILLAGE DIV. II AND PTN GL 3, 02-34-03



•U03866549•

3421 5/16/2013 78689818/2



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