



201306200048

Skagit County Auditor

\$75.00

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4 10:35AM

Recording Requested by: LSI  
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East Recording Solutions  
700 Cherrington Parkway  
Coraopolis, PA 15108

**Document Title(s)**  
**Subordination of Deed of Trust**  
ELS# 16578034

**Reference Number(s) of related document**  
**Instrument No. 200809080060**

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Additional reference #'s on page

**Grantor(s) (Last, first and Middle Initial)**  
Skagit State Bank  
Cox, Anthony B.  
Cox, Dani A.

**Grantee(s) (Last, First and Middle Initial)**  
JPMorgan Chase Bank, N.A.

**Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range quarter)**  
Lot 20, "Hilltop Haven", as per plat recorded in Volume 12 of Plats, Pages 47, 48 and 49,  
records of Skagit County, Washington.  
Full legal Description on Exhibit A

**Assessor's Property Tax Parcel/Account Number**  
43930000200003  
Additional Parcel #'s 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 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.

\_\_\_\_\_  
Signature of Requesting Party

This document was prepared by:  
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Coraopolis, PA 15108

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LSI-a Lender Processing Co.  
Attn: Recording Department  
700 Cherrington Pkwy  
Coraopolis, PA 15108  
Order # 16578034

## SUBORDINATION of DEED OF TRUST

FROM

**Skagit State Bank**, with its primary office at 1575 S. Burlington Blvd., Burlington, WA 98223  
(hereinafter called "OLD LENDER")

TO

**JP Morgan Chase Bank, N.A.**, with its primary office at 1111 Polaris Parkway, Columbus, OH 43240  
(hereinafter called "NEW LENDER").

WHEREAS, OLD LENDER is the holder of a valid Deed of Trust granted by **Anthony B. Cox and Dani Ann Cox** ("OWNER") covering certain real property owned by OWNER and located in the County of **Skagit** and State of **Washington**, described as Lot 20, "Hilltop Haven", as per plat recorded in Volume 12 of Plate, Pages 47, 48 and 49, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington. (hereinafter the "PROPERTY") which Deed of Trust was recorded in the Recorder's office in the County of **Skagit** on 9/8/2008 as Instrument #200809080060 in the amount of **\$103,000.00** (hereinafter the "PRIOR DEED OF TRUST"); and

WHEREAS, OWNER has granted NEW LENDER a Deed of Trust on the PROPERTY and NEW LENDER has recorded the Deed of Trust in the Office of the Recorder's office of **Skagit** County on \_\_\_\_\_ (date) at Book \_\_\_\_\_, Page \_\_\_\_\_ ("NEW LENDER'S DEED OF TRUST") in the amount of **\$148,976.00** and Record Concu

WHEREAS the OLD LENDER has agreed to subordinate the PRIOR DEED OF TRUST to NEW LENDER'S DEED OF TRUST.

NOW, THEREFORE, INTENDING TO BE LEGALLY BOUND and in consideration of \$1.00 (One Dollar) and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Subordination of Lien:** The OLD LENDER hereby subordinates the PRIOR DEED OF TRUST and its lien position in and on the PROPERTY to the NEW LENDER'S Deed of Trust and the lien thereof, as if the NEW LENDER'S Deed of Trust had been recorded first in time to the PRIOR DEED OF TRUST and so that all public records will reflect NEW LENDER'S DEED OF TRUST to be superior in lien to the PRIOR DEED OF TRUST.



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2. Subordination of Debt: OLD LENDER hereby subordinates payment of the debt secured by the Prior DEED OF TRUST to payment of the debt secured by the NEW LENDER'S Deed of Trust.
3. This Subordination shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of OLD LENDER and NEW LENDER.
4. It is expressly understood and agreed that for this subordination, the deed of trust now held by the OLD LENDER and all terms and condition thereof shall be and will remain in full force and effect.

IN WITNESS WHEREOF, **Skagit State Bank** has caused this agreement to be executed by its duly authorized officer by authority of its Board of Directors, this 17<sup>th</sup> day of May, 2013

WITNESS:

**SKAGIT STATE BANK**

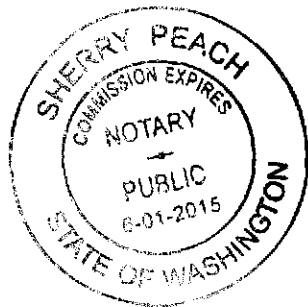
By Lori Miller

Print Name: Lori Miller

Title: AVP

State of Washington }  
 County of Skagit } SS.

I hereby certify that I know of have satisfactory evidence that Lori Miller is the person who appeared before me and said person acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument, and acknowledged it as the (title) AVP of Skagit State Bank to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Sherry Peach  
 Notary Public  
 My Commission Expires: 6-1-15



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Order No.: **16578034**  
Loan No.: **1176407757**

**Exhibit A**

The following described property:

Lot 20, "Hilltop Haven", as per plat recorded in Volume 12 of Plate, Pages 47, 48 and 49, records of Skagit County, Washington.

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

Assessor's Parcel No: **43930000200003**



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