



Skagit County Auditor
11/6/2013 Page

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\$75.00
4 12:47PM

Return Address:

LSI – North Recording Division
5029 Dudley Blvd
McClellan, CA 95652

ELS# 16881036

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

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)
SUBORDINATION AGREEMENT

Reference Number(s) of Documents assigned or released 201305160131

Additional reference #'s on page _____ of document

201311060033

Grantor(s) (Last name, first name, initials)

JAMES M and CHRISTINA M WARKENTIN, HUSBAND AND WIFE
GUARDIAN NORTH WEST TITLE COMPANY, A WASHINGTON CORPORATION

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

CITIBANK, N.A
FIRST AMERICAN TITLE COMPANY
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC (MERS)

Additional names on page _____ of document.

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

SEC 1, TOWNSHIP 35 NORTH, RANGE 4, SKAGIT COUNTY

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number Assessor Tax # not yet assigned

350401 001500 07

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.

**Recording Requested By &
When Recorded Mail To:**

LSI Title Company
5039 Dudley Blvd.
McClellan, CA 95652

Title Order No. 16881036

SUBORDINATION AGREEMENT

APN: 350401 001500 07

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.

THIS AGREEMENT, made July 11, 2013, by **JAMES M. WARKENTIN and CHRISTINA M. WARKENTIN**, Owners of the land hereinafter described and hereinafter referred to as "Owners", and **SKAGIT COUNTY**, present Owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

Recording Requested By:
LSI

THAT WHEREAS, **JAMES M. WARKENTIN and CHRISTINA M. WARKENTIN** did execute a deed of trust, dated **5/15/2013**, to **Guardian Northwest Title Company, a Washington Corporation**, as Trustee, covering real property at 23284 Hoogdal Rd, Sedro Woolley, WA 98284, County of **Skagit**, State of **Washington**, described as follows:

The North 217 feet of the West 281 feet of the Northeast quarter of the Southwest quarter and the West 281 feet of that portion of the Southeast quarter of the Northwest quarter lying South of Hoogdal Road; all in Section 1, Township 35 North, Range 4 E.W.M.

to secure a note in the original sum of **\$14,573.80** dated **5/15/2013**, in favor of **SKAGIT COUNTY**, which the original deed of trust was recorded on **5/16/2013**, as **Instrument # 201305160131**, Official Records of said county; and

WHEREAS, Owners have executed, or are about to execute, a deed of trust and note in the **sum not to exceed \$167,904.00**, dated 10-18-13, in favor of **CITIBANK, N.A., its successors and/or assigns**, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which deed of trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and



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WHEREAS, lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owners: and Beneficiary is willing that the deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the deed of trust first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the deed of trust above mentioned.

That Lender would not make its loan above described without this subordination agreement.

That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

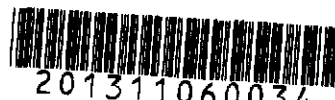
Beneficiary declares, agrees and acknowledges that

He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owners and Lender for the disbursement of the proceeds of Lender's loan;

Lender, in making disbursements pursuant to any such agreement, is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to who Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;

He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination, specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

An endorsement has been placed upon the note secured by the deed of trust first above mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.



APN: 350401 001500 07

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 THEIR ATTORNEYS WITH RESPECT THERETO.

SKAGIT COUNTY

By: [Signature] Beneficiary

Printed Name Clude Williams Beneficiary

Title: Financial Administrator WQ Loans Beneficiary

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF Washington

COUNTY OF Skagit

On 7-23-13 before me, Alana Pizzuto personally appeared Clude Williams who is a/the Financial Admin WQ Loans of **SKAGIT COUNTY**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct

Witness my hand and official seal,

Signature Alana Pizzuto
My Commission Expires: 4-10-16

