

Return Address:
FIRST AMERICAN
MORTGAGE SERVICES
1100 SUPERIOR AVE STE 200
CLEVELAND OH 44114



Skagit County Auditor
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\$77.00

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04) **ORDER#47833757**

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

1. SUBORDINATION AGREEMENT

2. _____

3. _____

Reference Number(s) of Documents assigned or released

Additional reference #'s on page _____ of document

DOC. NO. 200501040148

201311210040

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

1. BANK OF AMERICA

Additional names on page 2 of document.

Michael Nowak
Donna Nowak

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

1 BANK OF AMERICA

2.

TRUSTEE: N/A

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or **TRACT 1 ASSESSORS PLAT OF BERGMANS**

LAKE MCMURRAY TRACT VOL. 8 PG 89

VOL 95 PG 66 EXC N 50 FT

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

18329 AND P61929

☐ Assessor Tax # not yet assigned

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 signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request"

Signature of Requesting Party

SUBORDINATION AGREEMENT

8102221

PREPARED BY: BANK OF AMERICA, NA

FL9-700-04-75/Collateral Receipt
9000 Southside Blvd.
Jacksonville, FL 32256

This document was prepared by:
Vivian Olilang
BANK OF AMERICA, N.A.
275 Valencia Avenue
Brea, CA 92823

LOAN #: 68200122924699
ESCROW/CLOSING #: 248541009

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

SUBORDINATION AGREEMENT

This Subordination Agreement ("Agreement") is made this Seventh day of November, 2013, by **Bank of America, N.A.**, ("**Subordinating Lender**"), a corporation whose address is **101 South Tryon Street, Charlotte, NC 28255**.

WITNESSETH:

WHEREAS, Subordinator is the beneficiary/mortgagee of that certain Deed of Trust ("Security Document") pursuant to that certain Security Document dated 12/14/2004 to LS Title of Washington, as "Trustee," covering: (the "Senior Lien"), and executed by MICHAEL R NOWAK and DONNA K NOWAK (together, the "Owner") and encumbering that certain real property located at 23075 STATE ROUTE 9, MOUNT VERNON, WA 98274 (address) which is legally described on Exhibit "A" attached hereto and incorporated herein (the "Property"), which Security Document was recorded on 01/04/2005 in Official Records Book NA, Page NA, as Instrument No. 200501040148, of the Official Records of SKAGIT County, Washington, as the same may have been or is to be modified prior hereto or contemporaneously herewith.



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WHEREAS, Bank of America, N.A. ("Junior Lien Holder") has been requested to make a loan, line of credit or other financial accommodation to Owner, to be secured by either a deed of trust, deed to secure debt or mortgage (collectively, the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note or line of credit (together, the "Note") made by Owner and/or others payable to the order of Junior Lien Holder, in the maximum principal face amount not to exceed \$77525.00 ("Principal Amount"), including provisions for acceleration and payment of collection costs (collectively, the "Loan"); and

WHEREAS, Junior Lien Holder requires, as a condition to making the Loan, that the Junior Lien be superior to the Senior Lien;

WHEREAS, it is to the mutual benefit of the Subordinator, Owner and Junior Lien Holder that Junior Lien Holder make the Loan to Owner; and Subordinator is willing to permit the Junior Lien, when recorded, to constitute a lien upon the Property that is unconditionally prior and superior to the Senior Lien.

NOW THEREFORE, for valuable consideration and to induce Junior Lien Holder to make the Loan to Owner, Subordinator hereby subordinates the Senior Lien to the Junior Lien and any renewals or extensions thereof, and declares, agrees and acknowledges that:

(1) The Junior Lien and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property, prior and superior to the Senior Lien.

(2) That Junior Lien Holder would not make the Loan without this subordination agreement.

(3) This Agreement is limited to the Principal Amount, plus interest and any additional amounts advanced pursuant to the provision of the Note or Junior Lien for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lien Holder's rights in the Property. This Agreement shall inure to the benefit of Junior Lien Holder and be binding upon Subordinator, its successors and assigns and shall be binding upon any purchaser (at foreclosure or otherwise) of the Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.

(4) This agreement shall be the whole and only agreement with regard to the subordination of the Senior Lien to the Junior Lien and shall supersede and cancel, but only insofar as would affect the priority between the security instruments described herein, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Senior Lien, which provide for the subordination of the Senior Lien to another security instrument, deed of trust or mortgage.

(5) It consents to and approves (i) all provisions of the Note and Junior Lien securing the loan, and (ii) all agreements, including but not limited to any loan or escrow agreements (collectively, the "Loan Agreements"), between Owner and Junior Lien Holder for the disbursement of the proceeds of the New Loan;

(6) Junior Lien Holder making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Junior Lien Holder represented that it will, see to the application of such proceeds by the person(s) to whom Junior Lien Holder disburses such proceeds and any application or use of such proceeds other than those provided for in such Loan Agreement(s) shall not defeat the subordination herein made in whole or in part.



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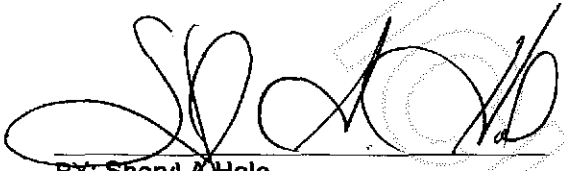
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(7) It intentionally and unconditionally waives, relinquishes and subordinates the Senior Lien in favor of the Junior Lien and understands that in reliance upon, and in consideration of, this waiver, relinquish and subordinate specific loans and advances are being and will be made and, 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.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE OWNER 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.



BY: Sheryl A Hale

VICE PRESIDENT
TITLE: Vice President



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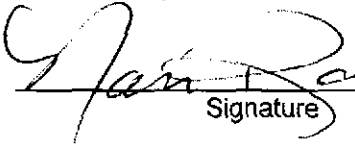
CA Corporate Acknowledgement

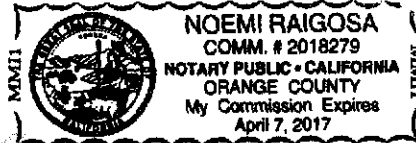
STATE OF California
COUNTY OF Orange

On 7th day of **November**, 2013 before me, Noemi Raigosa (notary public) personally appeared **Sheryl A Hale, Vice President**, of Bank of America, N.A. 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 the 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



(NOTARY SEAL)

ATTENTION NOTARY:

Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO
THE DOCUMENT DESCRIBED AT RIGHT

Title of Document Type Subordination Agreement
Number of Pages 1 Date of Document 11/13
Signer(s) Other Than Named Above _____



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Exhibit "A"

Real property in the City of **MOUNT VERNON**, County of **SKAGIT**, State of **Washington**, described as follows:

Tract 1 of "Assessor's Plat of Bergman's Lake McMurray Tract", as per plat recorded in Volume 8 of plats, page 89, records of Skagit County.

TOGETHER WITH that portion of the Burlington Northern Railroad Company Right-of-Way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the East and West lines extended, of the Aforementioned Tract.

FOR INFORMATION ONLY:

TRACT 1 ASSESSORS PLAT OF BERGMAN'S LAKE MCMURRAY TRACT VOL 8 PG 89

Commonly known as: 23075 STATE ROUTE 9, MOUNT VERNON, WA 98274

APN #: **18329 and P61929**

47833757 NOWAK WA
FIRST AMERICAN ELS
SUBORDINATION AGREEMENT
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