

Return Address:
OLD REPUBLIC TITLE
530 South Main Street
Suite 1031
Akron, OH 44311



201405020042

Skagit County Auditor

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1 of

\$77.00

6 12:05PM

Order # 01-14021436-02R

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

SUBORDINATION AGREEMENT

Reference Number(s) of Documents assigned or released:

DATED 8/25/2008, RECORDED 9/8/2008, DOCUMENT ID #200809080103

20140502 0040

Additional reference #'s on page _____ of document

LAND TITLE OF SKAGIT COUNTY

148954-04

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

RONALD F PANZERO, AND JOYCE PANZERO, HUSBAND AND WIFE, WHO ACQUIRED TITLE
AS RON PANZERO AND JOYCE PANZERO, HUSBAND AND WIFE

WELLS FARGO BANK, N.A.

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

Grantee: WELLS FARGO BANK, N.A.

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

LOTS 9 AND 10, BLOCK 65, V2, P4

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

P55346

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 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

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Return Address:

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

01-14021436-02R
WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311

Document Title(s) (or transactions contained therein):

**SUBORDINATION AGREEMENT FOR
SHORT FORM DEED OF TRUST**

Grantor(s)

Wells Fargo Bank, N.A.
101 North Phillips Avenue, Sioux Falls, SD 57104

Grantee(s)

Wells Fargo Bank, N.A.
101 NORTH PHILLIPS AVENUE, SIOUX FALLS, SD 57104

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

LOTS 9 AND 10, BLK 65, V2, P4

Additional legal description is on page See Exhibit A of document.

Assessor's Property Tax Parcel or Account Number: P55346

Reference Number(s) of Documents assigned or released: 495261450015213

Additional references Document ID# 200809080103 at page N/A (or as No. N/A) of the Office Of The Auditor Of
The County Of Skagit, State of Washington.

Note: The Auditor or Recording Officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

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This Instrument Prepared by:

Wells Fargo
P.O. Box 4149
MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056

[Space Above This Line for Recording Data]

Reference: 495261450015213

Account: XXX-XXX-XXX0508-0001

**SUBORDINATION AGREEMENT FOR
SHORT FORM DEED OF TRUST**

Effective Date: 3/14/2014

Current Lien Amount: \$50,000.00

Senior Lender: Wells Fargo Bank, N.A.

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Trustee: WELLS FARGO FINANCIAL NATIONAL BANK

Property Address: 1117 3RD ST, ANACORTES, WA 98221-0000

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, and the Senior Lender named above.

The Subordinating Lender has an interest in the Property by virtue of a Short Form Deed Of Trust (the "Existing Security Instrument") given by RONALD F PANZERO AND BRENDA J PANZERO, HUSBAND AND WIFE WHO ACQUIRED TITLE AS RON PANZERO AND JOYCE PANZERO, HUSBAND AND WIFE , covering that real property, more particularly described as follows:

See Attached Exhibit A

which document is dated the 25th day of August, 2008, which was recorded on 09/08/2008 in Document ID# 200809080103 at page N/A (or as No. N/A) of the Office Of The Auditor Of The County Of Skagit, State of Washington.

X The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$135,000.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

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The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

☒ N/A The Senior Lender has an existing loan in the original principal amount of N/A (the "Senior Loan") to the Borrower, which was intended to be secured by a first lien mortgage on the Property. The Senior Loan is secured by a Deed of Trust, executed by Borrower, as trustor, in favor of N/A, as trustee for the benefit of Wells Fargo Bank, N.A., as beneficiary and recorded on N/A in N/A N/A at page N/A (or as No. N/A) of the Official Records in the Office of the Auditor of the County of N/A, State of Washington (the "Senior Security Instrument"). Through an inadvertent error, the Junior Security Instrument was recorded prior to the Senior Security Instrument.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

☒ Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

☐ N/A Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the Senior Lender's Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. Appointment of Substitute Trustee *If Applicable*

The Existing Security Instrument names N/A, as Trustee and the Subordinating Lender as Beneficiary. The Existing Security Instrument provides that the Subordinating Lender may designate and appoint a substitute Trustee in place of any other trustee by an instrument recorded among the appropriate land records.

The Subordinating Lender hereby removes N/A as Trustee and designates and appoints N/A as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee under the Existing Security Instrument.

C. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver –

☒ This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

☐ N/A This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by Senior Lender or the trustee(s) under the Existing Security Instrument or related documents shall affect this Agreement.



Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

D. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee if applicable, individually or through its authorized officer or other representative, have each set their hand and seal as of the Effective Date above unless otherwise indicated.

SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By

(Signature) Barbara A. Edwards
(Title) Vice President Loan Documentation

MAR 17 2014

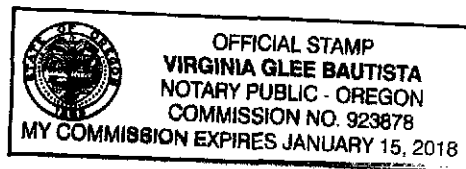
Date

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 17 day of March, 2014, by Barbara A. Edwards, as Vice President Loan Documentation of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Virginia Glee Bautista (Notary Public)



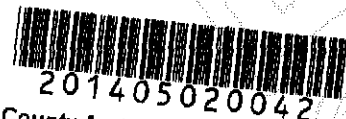
Schedule "A-1"

148954-OA

DESCRIPTION:

Lots 9 and 10, Block 65, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON,"
as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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