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201407030060

Skagit County Auditor

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**Document Title(s)  
Subordination Agreement  
FOR SHORT FORM DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

**Order No.:** 18286856

**Reference Number(s) of related document(s)**

200412100030

+ 201407030059

Additional Reference Numbers on page \_\_\_\_\_

**Grantor(s) (Last, first and Middle Initial)**

WELLS FARGO BANK NA

MORGAN, MICHAEL L

MORGAN, DAWN D

Additional Grantors on page \_\_\_\_\_

**Grantee(s)**

WELLS FARGO BANK NA

**- (Trustee)**

Additional Grantees on page \_\_\_\_\_

**Legal Description (abbreviated form: i.e. lot, block, plat or sec., twnshp, rng qrtr)**

THE E 10 ACRES OF SE 1/4 OF SW 1/4 OF SEC 36 T 35 N R 3 E W.M. SKAGIT  
COUNTY WA

Full legal Description on Exhibit A

**Assessor's Property Tax Parcel/Account Number**

350336-3-005-0003

Additional Parcel Numbers 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 non-standard 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 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: 105244452

Account: XXX-XXX-XXX8812-1998

**SUBORDINATION AGREEMENT FOR  
SHORT FORM DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 5/7/2014

Current Lien Amount: \$49,300.00

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: 17447 PETERSON RD, BURLINGTON, WA 98233

**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 (With Future Advance Clause) (the "Existing Security Instrument") given by MICHAEL L. MORGAN AND DAWN D. MORGAN, HUSBAND AND WIFE, covering that real property, more particularly described as follows:

See Attached Exhibit A

which document is dated the 19th day of November, 2004, which was recorded on 02/10/2004 in Document ID# 200412100030 at page N/A (or as No. N/A) of the Office Of The Auditor Of The County Of SKAGIT, State of Washington.

- The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$202,206.41 (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 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.

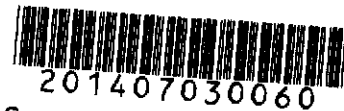
**C. General Terms and Conditions**

**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.





Order No.: **18286856**  
Loan No.: 0044231108

### Exhibit A

The following described property:

The East 10 acres of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 35 North, Range 3 East, W.M., Except the as built and existing road running along the South line thereof commonly known as Peterson Road, said road being conveyed to the State of Washington by deed recorded September 6, 1938 under Auditor's File No. 305470, in Volume 175 of Deeds, page 303, records of Skagit County, Washington, and Except mineral rights as reserved by the State of Washington by deed recorded June 4, 1910, in Volume 80 of Deeds, page 401, under Auditor's File No. 79718, record of Skagit County, Washington, and Also Except the following described tract:

Beginning at the intersection of the centerline of the County road and the East line of said subdivision;  
thence West along the centerline of said County road, 210 feet;  
thence North parallel to said East line of said subdivision, 622.3 feet;  
thence East parallel to the centerline of said County road, 210 feet;  
thence South along the East line of said subdivision to the point of beginning.

Situate in the County of Skagit, State of Washington.

Assessor's Parcel No: 350336-3-005-0003



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