



Skagit County Auditor
10/2/2014 Page

1 of

\$78.00

7 11:04AM

Return Address:

Indecomm Global Services
2925 Country Drive
St. Paul, MN 55117

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**

Rec 2nd

Reference Number(s) of related Documents:

200710150128

201410020018

Additional reference #'s on page _____ of document

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
GB HOME EQUITY, LLC

Additional names on page _____ of document

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

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
QUICKEN LOANS, INC.

Additional names on page _____ of document.

Trustee

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

LT 22, HORIZON HEIGHTS DIV ILL, VOL 16, PG 60

Additional legal is on page 7 of document

Assessor's Property Tax Parcel/Account Number
assigned P108377 / 4656-000-022-0000

☐ Assessor Tax # not yet

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.

USR / 79560111

WHEN RECORDED, RETURN TO:
Nationstar Mortgage LLC
Subordinations
2617 College Park
Scottsbluff, NE 69361

0596819860 ROLL
Assessor's Parcel Number: P108377
MIN: 100346710900002671

Dec 2nd

79960111

5435-0853-2672226

SUBORDINATION AGREEMENT

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 Subordination Agreement is made and entered into as of the 27th day of **August 2014** by and between Mortgage Electronic Registration Systems, Inc. as nominee for GB Home Equity, LLC, an Illinois LLC, d/b/a BestBank Financial, its successors and assigns (hereinafter "Subordinating Lienholder") **James T Roll and Martha E Roll** (hereinafter referred to as "Borrower", whether one or more); in favor of **Mortgage Electronic Registration Systems, Inc. as Nominee for Quicken Loans, Inc., ISAOA** (hereinafter "Lender").

WITNESSETH

THAT WHEREAS, Borrower did execute a mortgage, deed of trust or other security instrument (the "Prior Security Instrument") in the amount of **\$75,000.00** dated **October 3, 2007** in favor of Subordinating Lienholder, covering the following described parcel of real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. SUBJECT TO COVENENTS OF RECORD.

which Prior Security Instrument was recorded as **Instrument 200710150128** in the official lien records of **Skagit County, State of Washington**; and

WHEREAS, Borrower has executed or is about to execute an additional mortgage, deed of trust or security instrument (the "Current Security Instrument") securing a note not to exceed the sum of **\$195,025.00**, dated **SEPT 11, 2014**, in favor of Lender payable with interest and upon the terms and conditions described therein, which Current Security Instrument is to be recorded concurrently herewith; and

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

WHEREAS, Lender is willing to make said loan provided the Current Security Instrument securing the same constitute a lien or charge upon the above described property prior and superior to the lien or charge of the Prior Security Instrument and provided that Subordinating Lienholder will specifically and unconditionally subordinate the lien or charge of the Prior Security Instrument to the lien or charge of the Current Security Instrument in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Borrower; and Subordinating Lienholder has agreed that the Current Security Instrument 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 Prior Security Instrument.

NOW, THEREFORE, in consideration of the premises, and the mutual benefits accruing to the parties hereto, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and



201410020019

in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) Subordinating Lienholder does hereby unconditionally subordinate the lien of the Prior Security Instrument to the lien of the Current Security Instrument in favor of Lender, and all advances or charges made or accruing thereunder, including any extensions or renewals thereof.
- (2) Subordinating Lienholder acknowledges that prior to the execution hereof, Subordinating Lienholder has had the opportunity to examine the terms of Lender's Current Security Instrument, note and agreements relating thereto, consent to and approves same, and recognizes that Lender has no obligation to Subordinating Lienholder to advance any funds under its Current Security Instrument or see to the application of Lender's funds, and any application or use of such funds for purposes other than those provided for in such Current Security Instrument, note or agreements shall not defeat the subordination herein made in whole or in part.
- (3) Lender would not make its loan above described without this agreement.
- (4) This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the Prior Security Instrument to the lien or charge of the Current Security Instrument in favor of Lender above referred to, and shall supersede and preempt any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Prior Security Instrument, which provide for the subordination of the lien or charge thereof to any other security interest, mortgage or mortgages thereafter created.
- (5) Subordinating Lienholder is the current holder or beneficiary of the Prior Security Instrument and has full power and authority to enter into this agreement.
- (6) The undersigned signing on behalf of Subordinating Lienholder has full power and authority to execute this agreement.
- (7) The heirs, administrators, assigns, and successors in interest of the Subordinating Lienholder shall be bound by this agreement.

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.

SUBORDINATE LIEN HOLDER
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR GB HOME EQUITY, LLC, AN ILLINOIS LLC, D/B/A BESTBANK
FINANCIAL, ITS SUCCESSORS AND ASSIGNS

By: Rhonda Keller

Rhonda Keller

Assistant Secretary

By: Jennifer Gannon

Jennifer Gannon

Assistant Secretary

James T Roll

Martha E Roll



Skagit County Auditor

10/2/2014 Page

3 of

\$78.00

7 11:04AM

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF NEBRASKA)
) SS.
COUNTY OF SCOTTS BLUFF)

In order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) Subordinating Lienholder does hereby unconditionally subordinate the lien of the Prior Security Instrument to the lien of the Current Security Instrument in favor of Lender, and all advances or charges made or accruing thereunder, including any extensions or renewals thereof.
- (2) Subordinating Lienholder acknowledges that prior to the execution hereof, Subordinating Lienholder has had the opportunity to examine the terms of Lender's Current Security Instrument, note and agreements relating thereto, consent to and approves same, and recognizes that Lender has no obligation to Subordinating Lienholder to advance any funds under its Current Security Instrument or see to the application of Lender's funds; and any application or use of such funds for purposes other than those provided for in such Current Security Instrument, note or agreements shall not defeat the subordination herein made in whole or in part.
- (3) Lender would not make its loan above described without this agreement.
- (4) This agreement shall be the whole and only agreement between the parties hereto with regard to the subordination of the lien or charge of the Prior Security Instrument to the lien or charge of the Current Security Instrument in favor of Lender above referred to, and shall supersede and preempt any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Prior Security Instrument, which provide for the subordination of the lien or charge thereof to any other security interest, mortgage or mortgages thereafter created.
- (5) Subordinating Lienholder is the current holder or beneficiary of the Prior Security Instrument and has full power and authority to enter into this agreement.
- (6) The undersigned signing on behalf of Subordinating Lienholder has full power and authority to execute this agreement.
- (7) The heirs, administrators, assigns, and successors in interest of the Subordinating Lienholder shall be bound by this agreement.

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.

SUBORDINATE LIEN HOLDER
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR GB HOME EQUITY, LLC, AN ILLINOIS LLC, D/B/A BESTBANK
FINANCIAL, ITS SUCCESSORS AND ASSIGNS

By: Rhonda Keller
Rhonda Keller

Assistant Secretary

By: Jennifer Gannon
Jennifer Gannon
Assistant Secretary

James T. Roll
James T. Roll
Martha E. Roll
Martha E. Roll



201410020019
Skagit County Auditor \$78.00
10/2/2014 Page 4 of 7 11:04AM

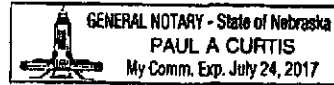
(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF NEBRASKA)
) SS.
COUNTY OF SCOTTS BLUFF)

On the 29th day of August 2014, personally appeared before me Rhonda Keller; Assistant Secretary and Jennifer Gannon; Assistant Secretary for Mortgage Electronic Registration Systems, Inc. as nominee for GB HOME EQUITY, LLC, AN ILLINOIS LLC, D/B/A BESTBANK FINANCIAL, its successors and assigns, personally known to me (or 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.

Witness my hand and official seal

Paul A Curtis
Paul A Curtis, Notary Public



My appointment expires: July 24, 2017

State of Washington

County of _____

On _____ before me, _____
(name of notary public)

personally appeared GB Home Equity, LLC, an Illinois LLC, d/b/a BestBank Financial 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 who acknowledged to me that he/she/they executed the same in their authorized capacity(ies), and 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 of Notary)



201410020019

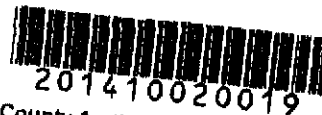
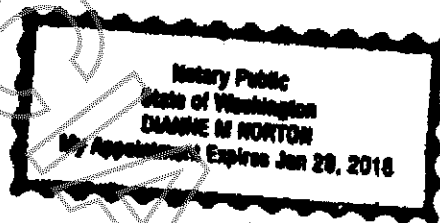
Skagit County Auditor \$78.00
10/2/2014 Page 5 of 7 11:04AM

STATE OF WASHINGTON)

COUNTY OF SKAGIT, ^{SS}

On SEPT. 19, 2014 before me, DIANNE M. NORTON, personally appeared James T Roll and Martha E Roll, (Borrower's), personally known to me (or 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.

Dianne M. Norton
Notary Public, County of SKAGIT, Acting in SKAGIT County.
State of WA
My commission expires 1/28/2018.



201410020019

Skagit County Auditor

10/2/2014 Page

6 of

\$78.00
7:11:04AM

Title No TI-59350853

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

LOT 22, HORIZON HEIGHTS DIV. ILL, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P108377 / 4656-000-022-0000

Commonly known as 3211 G Ave, Anacortes, WA 98221
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 22, HORIZON, HEIGHTS DIV III



U04924079

1632 9/26/2014 79560111/2



201410020019

Skagit County Auditor

10/2/2014 Page

7 of

\$78.00

7:11:04AM