



201501150053

Skagit County Auditor

\$75.00

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Return Address:
Chicago Title
ServiceLink Division
4000 Industrial Blvd.
Alquippa, PA 15001

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)

- 1. SUBORDINATION AGREEMENT _____ 2. _____
- 3. _____ 4. _____

Reference Number(s) of Documents assigned or released: 200701220098

Additional reference #'s on page _____ of document 201501150053

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

- 1. JENNIFER SPARKS, CAROLE SPARKS, WHO ACQUIRED TITLE AS JENNIFER S. MCBURNEY AND CAROLE G. SPARKS
- 2. BANK OF AMERICA, N.A.

Additional names on page _____ of document.

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

- 1. EVERBANK

Additional names on page _____ of document.

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

LOT 2 OF SHORT PLAT 30-85 RECORDED UNDER AF#8611070003; BEING A PORTION OF THE WEST 1/2 OF SEC 20, TWP 33, RNG 4

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

P17004

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.

This instrument was prepared by:
Bank of America Subordinations Unit
4161 Piedmont Parkway
Greensboro, NC 27410

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 28760566

Bank of America



Real Estate Subordination Agreement

Bank of America, N.A.

This Real Estate Subordination Agreement ("Agreement") is executed as of 10/16/2014, by Bank of America, N.A. ("Subordinator"), having an address of: 4161 Piedmont Parkway Greensboro, NC 27410 in favor of EVERBANK ("Junior Lien Holder"),

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 01/04/2007, executed by JENNIFER SPARKS, CAROLE SPARKS, WHO ACQUIRED TITLE AS JENNIFER S. MCBURNEY, A MARRIED WOMAN AND CAROLE G. SPARKS, AN UNMARRIED INDIVIDUAL EACH TO AN UNDIVIDED 50 PERCENT INTEREST, with a property address of: 21462 CONWAY HILL LN, MOUNT VERNON, WA 98274

which was recorded on 1/22/2007, in Volume/Book N/A, Page N/A, and Document Number 200701220098, and if applicable, modified on , in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of SKAGIT County, WA, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

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Whereas, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to JENNIFER SPARKS, CAROLE SPARKS, WHO ACQUIRED TITLE AS JENNIFER S. MCBURNEY, A MARRIED WOMAN AND CAROLE G. SPARKS, AN UNMARRIED INDIVIDUAL EACH TO AN UNDIVIDED 50 PERCENT INTEREST (jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of Junior Lien Holder in the maximum principal face amount of or not to exceed \$ 287,500.00 (the "Principal Amount"), including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

Now, Therefore, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation, any interest or late charges which may accrue thereon, and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Junior Lien Holder's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

Bank of America N.A.

By: Kathy Clark
Its: Vice President

10/16/2014

Date



Individual Acknowledgment:

State/Commonwealth/District of North Carolina

County/City of Guilford/Greensboro

On this the Sixteenth day of October, 2014, before me, Omaira Colon, the undersigned Notary Public, personally appeared Kathy Clark, who acknowledged him/herself to be the Vice President of Bank of America, N.A., and that (s)he, as such Vice President, Being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President. In witness whereof I hereunto set my hand and official seal.



Omaira Colon
Signature of Person Taking Acknowledgment
Commission Expiration Date: 03/28/2017

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Exhibit "A"

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

ALL THAT PARCEL OF LAND IN THE CITY OF MOUNT VERNON, SKAGIT COUNTY, STATE OF WASHINGTON, AS MORE FULLY DESCRIBED IN DEED DOC # 200211150119, ID# P17004, BEING KNOWN AND DESIGNATED AS

LOT 2, SHORT PLAT NO. 30-85, APPROVED SEPTEMBER 26, 1986, RECORDED NOVEMBER 7, 1986 IN BOOK 7 OF SHORT PLATS, PAGE 130, UNDER AUDITOR'S FILE NO. 8611070003 AND BEING A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M. 21462 CONWAY HILL LN. MOUNT VERNON, WA 98274

BY FEE SIMPLE DEED FROM SEAN PATRICK MCBURNEY, HUSBAND OF JENNIFER S. MCBURNEY AS SET FORTH IN DEED DOC # 200211150119, DATED 11/06/2002 AND RECORDED 11/15/2002, SKAGIT COUNTY RECORDS, STATE OF WASHINGTON.



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