

UNOFFICIAL DOCUMENT



Skagit County Auditor
5/7/2015 Page

1 of 4 \$75.00
4:00PM

RETURN DOCUMENT TO:

National Link
300 Corporate Center Dr. Ste 300
Moon Township, PA 15108

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S): Subordination Agreement
AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED: 200704120143 Additional reference numbers can be found on page _____ of document.
GRANTOR(S): First Horizon Home Loan Corporation Karen L Brigham Additional grantor(s) can be found on page _____ of document.
GRANTEE(S): PNC Mortgage a division of PNC Bank, N.A. Karen L Brigham Additional grantee(s) can be found on page ---- of document.
ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.) Lot 12, Plat of Garden Meadow Additional legal(s) can be found on page _____ of document.
ASSESSOR'S 10-DIGIT PARCEL NUMBER: P82526 Additional numbers can be found on page _____ of document.

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

SUBORDINATION AGREEMENT

THIS AGREEMENT is made as of the 10th day of April, 2015, by First Horizon Home Loan Corporation ("Original Lender"), and Karen L. Brigham with reference to the following facts:

A. First Horizon Home Loan Corporation, Original Lender is the beneficiary of that certain Deed of Trust dated April 5, 2007, in the principal amount of Thirty Thousand Dollars (\$30,000.00) and recorded on April 12, 2007 in the real property records of Skagit County, Washington, under Recording No. 200704120143 and assigned to RBS Citizens, N.A. and recorded on December 14, 2009 under Recording No. 200912140108 in by and among Karen L. Brigham, as grantor, and Land Title, as Trustee (the "Subordinate Deed of Trust"), covering real property more particularly described on EXHIBITA attached hereto and commonly known as: 22896 Cheryl Dr, Sedro Woolley, Washington 98284.

B. Will execute and deliver to PNC Mortgage, a division of PNC Bank, N.A. ("New Lender") a deed of trust encumbering the described property securing a total indebtedness not to exceed in principal amount the sum of Eighty Six Thousand Dollars (\$86,000.00) ("New Deed of Trust").

C. RBS Citizens, N.A is willing to subordinate the lien of the Subordinate Deed of Trust to the lien of the New Deed of Trust.

NOW, THEREFORE, for good and valuable consideration, receipt whereof is hereby acknowledged, the parties do hereby agree as follows:

1. RBS Citizens, N.A hereby authorizes New Lender or its agent to insert the recording data of the New Deed of Trust in the space provided below in the event the New Deed of Trust has not been recorded at the time Original Lender executes this Subordination Agreement. The New Deed of Trust was recorded Recording concurrently Herewith, in under Recording No. 201505070092, in Skagit County, State of Washington.

2. RBS Citizens, N.A hereby subordinates the lien of the Subordinate Deed of Trust to the lien of New Deed of Trust and to all advances or charges made or accruing thereunder, including any extension, renewal, or modification thereof; to the extent the New Deed of Trust does not secured more than the principal amount of Eighty Six Thousand Dollars (\$86,000.00) plus interest, advances made by New Lender to protect the lien, and attorneys fees and costs.

3. RBS Citizens, N.A acknowledges that prior to the execution hereof, it has had the opportunity to examine the terms of the New Deed of Trust and the note and agreements relating thereto; consents to and approves the same; and recognizes that New Lender has no obligation to Original Lender to advance any funds under the New Deed of Trust or to see to the

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application of any funds advanced by New Lender; and any application or use of such funds for purposes other than those provided for in such deed of trust, note, or agreements shall not defeat, in whole or in part, the subordination made herein.

4. It is understood and agreed that New Lender would not make the loan secured by the New Deed of Trust without this Subordination Agreement.

5. 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 Original Deed of Trust to the lien or charge of the New Deed of Trust in favor of New Lender and shall supersede and cancel any prior agreements as to such, or any, subordination, including but not limited to those provisions, if any, contained in the Original Deed of Trust which provide for the subordination of the lien or charge thereof to a deed of trust to be thereafter executed.

6. This Agreement shall be governed by the laws of the State of Washington. It may be modified or terminated only in writing signed by RBS Citizens, N.A and New Lender. This agreement shall be binding upon and inure to the benefit of the heirs, administrators, successors and assigns of the parties.

EXECUTED as of the day and year first above written.

SIGNED IN THE PRESENCE OF:



Dena Del Solio

RBS CITIZENS, N.A.

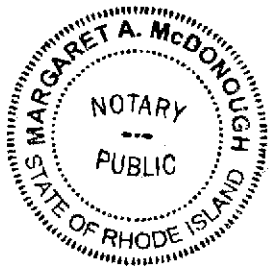
By: 

Glenn Goding, Bank Officer

STATE OF RHODE ISLAND)

COUNTY OF KENT)

In Warwick, on this 10th day of April, 2015 before me personally appeared Glenn Goding, the Bank Officer of RBS Citizens, N.A., a national banking association, to me known and known by me to be the party executing the foregoing instrument on behalf of said bank, and acknowledged said instrument and the execution thereof to be his/her free act and deed in said capacity and the free act and deed of said bank.



Notary Public: Margaret A. McDonough
My Commission Expires: November 27, 2016

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Exhibit "A"
Legal Description

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNT OF SKAGIT, STATE OF WASHINGTON, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 12, "PLAT OF GARDEN MEADOW", AS PER PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 48, RECORDS OF SKAGIT COUNTY, WASHINGTON.

BEING THE SAME PROPERTY AS DESCRIBED IN DEED DOCUMENT NO. 8508020053, DATED 3/12/1985 AND RECORDED 8/2/1985 IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON.

Tax ID: P82526