



201505080038

Skagit County Auditor

\$76.00

5/8/2015 Page

1 of

5 9:59AM

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WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

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

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

**SUBORDINATION AGREEMENT FOR
SHORT FORM OPEN-END DEED OF TRUST**

Grantor(s)

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

Grantee(s)

JPMorgan Chase Bank N.A.
710 Kansas Lane LA4-2107, Monroe, LA 71203

Legal Description (abbreviated: i.e., lot, block, plat or section, township, range) P. 5

PTN SEC 11, T35N, R5E WM (W1/2, SW1/4, NE1/4, SEC 11, TWP 35 N, R5E 5 E, WM)

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

Assessor's Property Tax Parcel or Account Number: P38854 / 350511-1-002-0106

Reference Number(s) of Documents assigned or released:

201505080037

Additional references Document ID# 200808150185 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.

This Instrument Prepared by:

Wells Fargo
MAC P6101-170
P.O. Box 4149
Portland, OR 97208-4149
1-800-945-3056

[Space Above This Line for Recording Data]

Reference: 194152990001319 - 20082003335348

**SUBORDINATION AGREEMENT FOR
SHORT FORM OPEN-END DEED OF TRUST**

Effective Date: 4/20/2015

Current Lien Amount: \$63,500.00

Senior Lender: JPMorgan Chase 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: 28612 WEST ELK RUN DRIVE, SEDRO WOOLLEY, WA 98284-0000

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 Open-End Deed of Trust (the "Existing Security Instrument") given by RON TAYLOR AND KIM TAYLOR, WHO ACQUIRED TITLE AS RONALD L. TAYLOR AND KIMBERLY A. TAYLOR, HUSBAND AND WIFE, covering that real property, more particularly described as follows:

See Attached Exhibit A

which document is dated the 31st day of July, 2008, which was recorded on 08/15/2008 in Document ID# 200808150185 at page N/A (or as No. N/A) of the Office Of The Auditor Of The County Of 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 \$168,000.00 (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. To be recorded concurrently with this Agreement. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

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 JPMorgan Chase 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.

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 Andrea Y. Heldsinger
(Signature) Andrea Y. Heldsinger
(Title) Assistant Vice President

APR 20 2015
Date

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)
)ss
COUNTY OF Multnomah)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 20 day of April, 2015 by Andrea Y. Heldsinger, as Assistant Vice President 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.

Kathy Charlene Jensen (Notary Public)



EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): P38854

Land Situated in the Township of SEDRO WOOLLEY in the County of Skagit in the State of WA

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 35
NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, (ALSO KNOWN AS TRACT 58 OF SURVEY
RECORDED
IN VOLUME 9 OF SURVEYS, PAGES 51 AND 52, UNDER AUDITOR'S FILE NO. 8910230031).
SITUATED IN SKAGIT COUNTY, WASHINGTON.
Parcel ID: P38854 / 350511-1-002-0106

Commonly known as: 28612 W Elk Run Dr , Sedro Woolley, WA 98284-8444



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