



201510200032

**Return Address:**

Indecomm Global Services  
as Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108

Skagit County Auditor  
10/20/2015 Page

1 of

4 9:40AM

\$76.00

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) **REAL ESTATE SUBORDINATION AGREEMENT**

Rec 2nd

**Reference Number(s) of related Documents:**

~~200609130073~~

200511100138 &amp; 201510200031

Additional reference #'s on page \_\_\_\_\_ of document

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

BANK OF AMERICA, N.A.

RUDERMAN, BENJAMIN S.

Additional names on page 1 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 23, JASMINE PLACE, AFN 200202280026

Additional legal is on page 3 of document

**Assessor's Property Tax Parcel/Account Number**  
assigned 4791-000-023-0000

☐ 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 / 80102050

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

After recording return to:  
Bank of America Subordinations Unit  
4161 Piedmont Parkway NC4-105-01-38  
Greensboro, NC 27410  
Account #: 6820013619XXXX

6832653-3173160  
**Bank of America**



Rec 2nd

When Recorded Return to:  
Indecomm Global Service  
As Recording Agent Only  
1260 Energy Lane  
St. Paul, MN 55108  
80102050

**Real Estate Subordination Agreement**

LEGAL: L23, JASMINE PLACE

Bank of America, N.A.

This Real Estate Subordination Agreement ("Agreement") is executed as of 09/21/2015, by Bank of America, N.A. ("Subordinator"), having an address of: 4161 Piedmont Parkway Greensboro, NC 27410 in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS NOMINEE FOR QUICKEN LOANS INC. ("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 10/04/2005, executed by BENJAMIN S. RUDERMAN AND AMY L. RUDERMAN, with a property address of: 2318 EARL CT, MOUNT VERNON, WA 98273

which was recorded on 11/10/2005, in Volume/Book N/A, Page N/A, and Document Number 200511100138, and if applicable, modified on 9/13/2006, in Volume/Book N/A, Page N/A, Document Number 200609130073, 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

**Whereas**, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to BENJAMIN S. RUDERMAN AND AMY L. RUDERMAN (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 \$ 105,400.00 (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

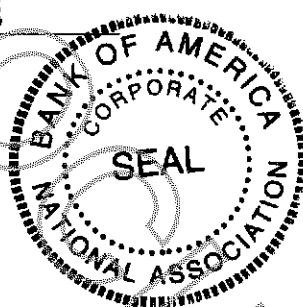
**Now, Therefore**, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation, any interest or late charges 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

09/21/2015  
Date

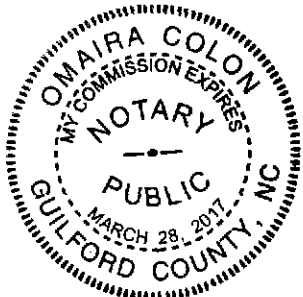


**Individual Acknowledgment:**

State/Commonwealth/District of North Carolina

County/City of Guilford/Greensboro

On this the Twenty-First day of September, 2015, 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

Title No T1-60832683

**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 23, PLAT OF JASMINE PLACE, AS RECORDED FEBRUARY 28, 2002, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200202280026, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P118981 AND 4791-000-023-0000

Commonly known as 2318 Earl Ct, Mount Vernon, WA 982733676  
However, by showing this address no additional coverage is provided

Recording jurisdiction: Skagit

ABBREVIATED LEGAL: LOT 23, "JASMINE PLACE" REC UNDER AUDITOR'S FILE NO. 200202280026, RECORDS OF SKAGIT COUNTY, WASHINGTON.



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