

**RETURN NAME and ADDRESS**

Nationstar Mortgage LLC  
4000 Horizon Way  
Irving, TX 75063

Please Type or Print Neatly and Clearly All Information

**Document Title(s)**

SUBORDINATION AGREEMENT

**Reference Number(s) of Related Documents**

200602020087 201608150067

**Grantor(s)** (Last Name, First Name, Middle Initial)

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS")

**Grantee(s)** (Last Name, First Name, Middle Initial)

NATIONSTAR MORTGAGE, LLC

**Legal Description** (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

Abbreviated legal: LOT 18, TJ TOWNHOUSES

**Assessor's Tax Parcel ID Number** 4769-000-018-000 P117605

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

**Sign below only if your document is Non-Standard.**

I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010.  
I understand that the recording processing requirements may cover up or otherwise obscure some parts of the text of the original document. Fee for non-standard processing is \$50.

Signature of Requesting Party Ben Ladores

RECORDING REQUESTED BY  
Nationstar Mortgage LLC,

AND WHEN RECORDED MAIL TO  
Nationstar Mortgage LLC,  
4000 Horizon Way  
Irving, TX 75063

### 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 AGREEMENT, made this 1st day of JULY 2016, by Kelli Thomas owner of the land hereinafter described and hereinafter referred to as "Owner", and Mortgage Electronic Registration Systems Inc. ("MERS") MIN No 100029500009890818, present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, Owner did on December 16, 2005, execute a deed of trust to Mortgage Electronic Registration Systems Inc. ("MERS") MIN No 100029500009890818, as trustee, covering:

See Attached Exhibit A

to secure a note in the sum of \$32,500.00, dated December 16, 2005, in favor of beneficiary, which deed of trust was recorded February 2, 2006, as Auditor's No 200602020087, Official Records of Skagit County and is subject and subordinate to the deed of trust next hereinafter described; and

WHEREAS, Owner has executed, or is about to execute, a note in the amount not to exceed \$ 89,900.00, dated 8-4-2016, in favor of Nationstar Mortgage LLC, hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which note evidences an additional loan to be made by Lender to Owner under the terms and provisions of, and secured by, said deed of trust in favor of Lender; and

WHEREAS, it is a condition precedent to obtaining said additional loan that said deed of trust in favor of Lender, securing all obligations recited therein as being secured thereby, including but not limited to said additional loan, shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the additional loan above referred to, it is hereby declared, understood, and agreed as follows:

- (1) That said deed of trust in favor of Lender, as to said additional loan as well as all other obligations recited as being secured thereby, and any renewals or extensions hereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the deed of trust first above mentioned.
- (2) That Lender would not make its additional loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreements as to such subordination, including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees, and acknowledges that

(a) He consents to and approves (i) all provisions of the note evidencing said additional loan and the deed of trust securing same, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's additional loan;

(b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;

(c) He intentionally and unconditionally waives, relinquishes, and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender, as to said additional loan as well as all other obligations recited therein as being secured thereby, and understands that in reliance upon and in consideration of this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and

(d) An endorsement has been placed upon the note secured by the deed of trust first above mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.

**NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOW 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.**

Beneficiary

By:

  
Jeffrey Cole

Its:

Vice President

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

**\* Vice President  
Personally Known**

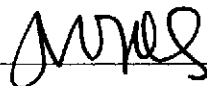
STATE OF Utah  
COUNTY OF Salt Lake

On July 1, 2016 before me, Julia Voros, (here insert name and title of the officer), personally appeared Jeffrey Cole \*, 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 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.

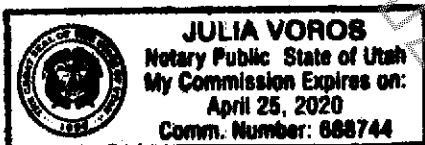
I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**Exhibit A**

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

LOT 18, "TJ TOWNHOUSES", AS RECORDED NOVEMBER 30, 2000 UNDER SKAGIT  
COUNTY AUDITOR'S FILE NO. 200011300053.

Parcel ID: 4769-000-018-0000 P117605

Commonly known as 1910 NORTH 30TH STREET, Mount Vernon, WA 98273  
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: LOT 18, "TJ TOWNHOUSES"