



201709210082

Skagit County Auditor
9/21/2017 Page\$78.00
1 of 5 2:41PM**RETURN DOCUMENT TO:**Service Link
1355 Cherrington Pkwy
Moen 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: 200309080142 201709210081 Additional reference numbers can be found on page _____ of document. |
| GRANTOR(S): Wells Fargo Bank, N.A. Additional grantor(s) can be found on page _____ of document. |
| GRANTEE(S): Lakeview Loan Servicing, LLC 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.) The east half of lot 16, all of lot 17, block 119, amended plat of Burlington, according to the plat thereof recorded in volume 3 of plats, page 17 Additional legal(s) can be found on page _____ of document. |
| ASSESSOR'S 16-DIGIT PARCEL NUMBER: P72057 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.

This Instrument Prepared by:

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

22578945

[Space Above This Line for Recording Data]

Reference: 105251356 - 20031927200290

**SUBORDINATION AGREEMENT FOR
SHORT FORM DEED OF TRUST (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 8/18/2017

Current Lien Amount: \$10,000.00

Senior Lender: Lakeview Loan Servicing, LLC

Record Concurrently

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: 225 E RIO VISTA AVE, BURLINGTON WA 98233

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 Deed Of Trust (With Future Advance Clause) (the "Existing Security Instrument") given by RICK D. CRESS A MARRIED INDIVIDUAL, WHO ACQUIRED TITLE AS RICK D. CRESS, AN UNMARRIED INDIVIDUAL, covering that real property, more particularly described as follows:

See Attached Exhibit A

which document is dated the 1st day of August, 2003, and which was recorded on in Document ID# 200309080142 at page N/A (or as No. N/A) of the Official Records in the Office of the Auditor of the County 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 \$64,700.00 (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.

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. If, however, the New Loan or Amended Loan exceeds \$64,700.00 the Subordination Agreement is VOID. Further, if the Borrower(s) do not agree to the reduced credit limit, if applicable, then this Agreement is VOID.

☒ 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 Lakeview Loan Servicing, LLC, as beneficiary and recorded on N/A in N/A N/A at page N/A (or as No. N/A) of the Official Records in 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

☒ X If all terms and conditions set forth in this Agreement are met, the 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 If all terms and conditions set forth in this Agreement are met, 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 –

☒ X 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 Karla M. Koehler Grover
(Signature) Karla M. Koehler Grover
(Title) Vice President Loan Documentation

AUG 1 8 2017

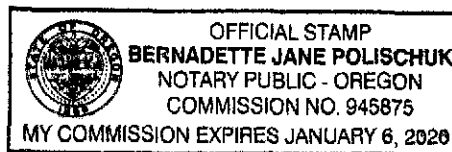
Date

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)
COUNTY OF Multnomah)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 18 day of August, 2017, by Karla M. Koehler Grover, as Vice President Loan Documentation 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.

Bernadette Jane Polischuk (Notary Public)



Loan # : 0064438436

Exhibit A

LEGAL DESCRIPTION

The following described property:

The east half of lot 16, all of lot 17, block 119, amended plat of Burlington, according to the plat thereof recorded in volume 3 of plats, page 17, records of Skagit County, Washington.

Assessor's Parcel No: P72057