

202012220181

12/22/2020 03:13 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

Recording Requested By/Return To:
TCF NATIONAL BANK
ATTN: MODIFICATION GROUP
1405 XENIUM LANE
MAIL CODE PCC-2E-L
PLYMOUTH, MN 55441

This Instrument Prepared by:
TCF NATIONAL BANK
ATTN: MODIFICATION GROUP
DEB TANBERG
1405 XENIUM LANE
PLYMOUTH, MN 55441

LAND TITLE AND ESCROW
01-180265-O

{Space Above This Line for Recording Data}

Reference: 201808070025

Account: XXXXXX9057

SUBORDINATION AGREEMENT

Effective Date: 11/12/2020

Owner(s): SHAUN A. BICKNESE AND MONAWAR FAHOUM-BICKNESE

Senior Lender: CALIBER HOME LOANS INC.

Subordinating Lender: TCF National Bank

Trustee (Deed of Trust only): FIRST AMERICAN TITLE INSURANCE COMPANY

Property Address: 19405 CLARENCE LANE, MOUNT VERNON, WA 98273

PID #: P17472

**This is second and subordinate to that certain Deed of Trust dated December 14, 2020 and
recorded December 22, 2020 under Auditor's File Number 202012220174**

THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by the Subordinating Lender in favor of the Senior Lender named above.

The Owners lists above own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a MORTGAGE or DEED OF TRUST given by the Owner, covering that real property, more particularly described as follows:

See Attached

Which document is dated JULY 26TH, 2018, which was filed on AUGUST 7TH, 2018 in Book N/A Page N/A (or as No. 201808070025) with the Office of the Register of Deeds, County Recorder, or Registrar of Titles with the County of SKAGIT, State of WASHINGTON in the amount of \$140,000.00 ; (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to SHAUN A. BICKNESE AND MONAWAR FAHOUM-BICKNESE by Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$510,400.00 (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. 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.

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 and Trustee, if applicable, hereby subordinate 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.

B. 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 under the New 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.

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee, if applicable, individually or through its authorized officer, have each set their hand and seal as of the Effective Date above unless otherwise indicated. If the New Loan or Amended Loan exceeds \$510,400.00 the Subordination Agreement is VOID.

SUBORDINATING LENDER:

TCF National Bank

By _____
(Signature)

11/12/2020
Date

Grady Ollhoff
(Printed Name)

Assistant Vice President
(Title)

If applicable, signed and acknowledged in the presence of:

Witness

Witness

FOR NOTARIZATION OF LENDER PERSONNEL

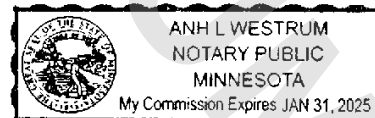
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing Subordination Agreement was acknowledged before me, Anh L. Westrum, a notary public or other official qualified to administer oaths this 12TH day of NOVEMBER, 2020, by Grady Ollhoff, as Assistant Vice President of the Subordinating Lender named above, 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.

For California Only: I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

 (Notary Public)



My Commission Expires: January 31, 2025

EXHIBIT A

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE CITY OF MOUNT VERNON, IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL A:

THE SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 250 FEET THEREOF, AND EXCEPT THE WEST 792 FEET OF THAT PORTION OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING EAST OF THE COUNTY ROAD ALONG THE WEST LINE THEREOF AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENTS RECORDED JULY 27, 1956, AND SEPTEMBER 30, 1968, UNDER AUDITORS FILE NOS. 539335 AND 718744, SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THE SOUTH 30 FEET OF THE WEST 792 FEET OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, W.M., LYING EAST OF THE COUNTY ROAD ALONG THE WEST LINE A THEREOF AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED SEPTEMBER 15, 1913, UNDER AUDITORS FILE NO. 98381.

ABBREVIATED LEGAL: SECTION 29, TOWNSHIP 33 NORTH, RANGE 4 EAST, PORTIONS SOUTHEAST SOUTHWEST.

THIS BEING THE SAME PROPERTY CONVEYED TO SHAUN A. BICKNESE AND MONAWAR FAHOUM BICKNESE, A MARRIED COUPLE, DATED 09/27/2017 AND RECORDED ON 09/28/2017 IN INSTRUMENT NO. 201709280136, IN THE SKAGIT COUNTY RECORDERS OFFICE.

PARCEL ID NO. P17472

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3667974

Address :19405 CLARENCE, MOUNT VERNON,WA

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