

AND WHEN RECORDED MAIL TO

96080505

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TO 1538 A (12-87)

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 9th day of JANUARY, 1996, by DOUGLAS DEES AND SEQUETA DEES owner of the land hereinafter described and hereinafter referred to as "Owner," and JOSEPH S. LODATO present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT WHEREAS, DOUGLAS DEES AND SEQUETA DEES did execute a deed of trust, dated AUGUST 9, 1993, to STEWART TITLE OF DOUGLAS COUNTY, as trustee, covering:

LOT 21, AS SET FORTH ON THE MAP OF PLEASANT MEADOW SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 12, 1993, ON BOOK 1093, PAGE 1611, AS DOCUMENT NO. 319836, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

APN 37-630-21

to secure a note in the sum of \$ 60,100.00, dated AUGUST 9, 1993, in favor of JOSEPH S. LODATO of trust was recorded AUGUST 10, 1993 in book 893 page 1533, Official Records of said county; and assignment recorded September 1, 1993, in book 993, page 257, assigning interest to Joseph S. Lodato, Trustee of the Joseph S. Lodato trust. WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$ 123,000.00 dated 1-12-96 in favor of JOHN R. BURGMAN

hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which deed of trust is to be recorded concurrently herewith; and BENEFICIARY IS AWARE THAT UPON THE RECORDATION OF THIS SUBORDINATION AGREEMENT, HIS DEED OF TRUST WILL BE MOVED TO THIRD POSITION ON THE PROPERTY WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned 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

WHEREAS, Lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate 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; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the deed of trust first above mentioned.

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 loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, 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 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.

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Beneficiary declares, agrees and acknowledges that

(a) He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, 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 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 above referred to 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 ALLOWS 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.

Joseph S. Lodato

JOSEPH S. LODATO, TRUSTEE

Douglas Dees

DOUGLAS DEES
Sequeta Dees

SEQUETA DEES Owner

Beneficiary

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

STATE OF NEVADA

COUNTY OF Douglas

)
) SS.
)



On 1-18-96 personally appeared before me, a notary public, DOUGLAS DEES, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged that the y executed the above instrument.

Mary H. Kelsh

Notary Public

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.
(CLTA SUBORDINATION FORM "A")

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COPY

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 JAN 18 P4:13

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LINDA SLATER
RECORDER
\$ 9.00 PAID KJ DEPUTY