

Submitted for Recordation By  
and Return To



N.C.C.L.S. #5768, COLLATERAL SERVICES.  
P.O. Box 2190  
RANCHO CORDOVA, CA 95740

Account No: 20030604393156998  
CAP ID No: 980301119050

202205K3

Space Above This Line for Recorder's Use

### 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 4TH day of FEBRUARY, 1998, by ROBERT S. SPELLBERG AND RHONDA D. SPELLBERG, owner of the land hereinafter described and hereinafter referred to as "Owner", and BANK OF AMERICA NT & SA, A NATIONAL BANKING ASSOCIATION, present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT, WHEREAS, ROBERT S. SPELLBERG AND RHONDA D. SPELLBERG, did execute a deed of trust dated SEPTEMBER 17, 1997, to BANK OF AMERICA NT & SA, A NATIONAL BANKING ASSOCIATION, as Beneficiary covering:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

to secure a note in the sum of \$24,000.00, dated SEPTEMBER 17, 1997, in favor of BANK OF AMERICA NT & SA, A NATIONAL BANKING ASSOCIATION, which deed of trust was recorded SEPTEMBER 30, 1997, in book 997, page 6158, as instrument no. / DOCUMENT NO. 422859, Official Records of said County; and \$N/A

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$163,100.00, dated FEBRUARY 3, 1998, in favor of NEW AMERICA FINANCIAL, INC, 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

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.

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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; and
- (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 provides 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 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 disbursement 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.

**BENEFICIARY:**  
Bank of America National Trust and Savings Association

**OWNER(S):**

*Robert S. Spellberg* 2/9/98  
 \_\_\_\_\_  
 ROBERT S. SPELLBERG Date

*Rhonda D. Spellberg* 2-9-98  
 \_\_\_\_\_  
 RHONDA D. SPELLBERG Date

*Zenitha Evangelista* February 4, 1998  
 \_\_\_\_\_  
 Zenitha Evangelista Consumer Loan Processor

\_\_\_\_\_  
Date

**(ALL SIGNATURES MUST BE ACKNOWLEDGED)**

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On February 4, 1998 before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared Zenitha Evangelista, personally known to me to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Chris Miller*

This document bears embossment



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"EXHIBIT A"

A parcel of land located within a portion of the Northwest one-quarter (NW 1/4) of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the northwest corner of Lot 3 of that certain subdivision plat known as Gardnerville Ranchos Unit No. 5 recorded as Document No. 50056, Book 80, Page 675 of the Official Records of Douglas County, Nevada; thence along the North boundary of said subdivision North 89 degrees 52' 50" East, 373.40 feet to a point which is common to the North boundary of said subdivision and the easterly right-of-way of Lyell Way; thence South 00 degrees 16' 11" East along the easterly right-of-way of Lyell Way, 740.00 feet; thence North 89 degrees 52' 50" East, 150.00 feet to THE POINT OF BEGINING; thence continuing North 89 degrees 52' 50" East, 176.17 feet; thence South 00 degrees 05' 51" East, 160.41 feet; thence along the arc of a curve to the left, non-tangent to the preceding course having a delta angle of 65 degrees 25' 28", radius of 45.00 feet and chord bearing of South 57 degrees 10' 51" West, for 48.64 feet; thence North 65 degrees 31' 48" West, 147.42 feet; thence North 00 degrees 05' 51" West, 70.00 feet; thence North 01 degrees 18' 42" West, 55.36 feet to THE POINT OF BEGINNING.

Said parcel also shown as Adjusted Lot 88 on that certain Record of Survey filed for record in the Office of the Douglas County Recorder on February 1, 1995 in Book 295, Page 109 as Document #355402, Official Records.

REQUESTED BY  
FIRST AMERICAN TITLE CO.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 FEB 10 AM 11:11

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LINDA SLATER  
RECORDER  
\$10.00 PAID *KZ* DEPUTY