

Submitted for Recordation By  
and Return To



N.C.C.L.S. #5768, COLLATERAL SVCS.  
P.O. Box 2190  
RANCHO CORDOVA, CA 95741

Account No: 20030602563479001  
CAP ID No: 980301736540

M76181LCP

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 12th day of MARCH, 1998, by MICHAEL BUFFO AND RENEE A. BUFFO, owner of the land hereinafter described and hereinafter referred to as "Owner", and BANK OF AMERICA, NEVADA, present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT, WHEREAS, MICHAEL AND RENEE A. BUFFO, did execute a deed of trust dated DECEMBER 7, 1994, to BANK OF AMERICA, NEVADA, as trustee covering:

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

to secure a note in the sum of \$42,040.00, dated DECEMBER 7, 1994, in favor of BANK OF AMERICA, NEVADA, which deed of trust was recorded DECEMBER 7, 1994, in book N/A, page N/A, as instrument no. 352209, Official Records of said County; and

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$ 146,000.00, dated MARCH 26, 1998, in favor of BANK OF AMERICA NT&SA A NATIONAL BANKING ASSOCIATION, 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;

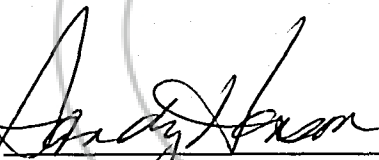
(c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above-mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above-referred to, and understands that in reliance upon, and in consideration 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 Nevada

OWNER(S):

  
SANDY HENSON  
SUBORDINATION OFFICER  
Date 3/12/98

 3/27/98  
MICHAEL BUFFO Date  
 3/27/98  
RENEE A. BUFFO Date

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

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GENERAL ACKNOWLEDGEMENT

State of California  
County of SACRAMENTO

On 3/12/98 before me, the undersigned, personally appeared  
SANDY HENSEN

personally known to me (or 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.

WITNESS my hand and official seal.

*Shannon Marie Alm*



GENERAL ACKNOWLEDGEMENT

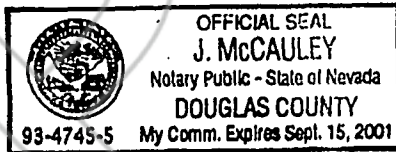
State of Nevada  
County of Douglas

On 27 March 1998 before me, J. McCauley, personally appeared  
MICHAEL BUFFO AND RENEE A. BUFFO

personally known to me (or 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.

WITNESS my hand and official seal.

*J. McCauley*



GENERAL ACKNOWLEDGEMENT

State of Nevada  
County of

On \_\_\_\_\_ before me, \_\_\_\_\_, personally appeared

personally known to me (or 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.

WITNESS my hand and official seal.

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# EXHIBIT "A"

Commencing at the Southwest corner of Parcel 1, as shown on aforesaid Record of Survey which point is the TRUE POINT OF BEGINNING; thence along the Westerly line of said Parcel 1 North 00° 12' 00" East a distance of 100.00 feet; thence leaving said line; North 89° 50' 10" West a distance of 30.00 feet; thence South 00° 12' 00" West a distance of 100.00 feet to the Southerly line of the aforesaid Fairchild property; thence South 89° 50' 10" East a distance of 30.00 feet to the TRUE POINT OF BEGINNING.

## PARCEL 2:

TOGETHER WITH an easement for ingress, egress and public utilities over the Northerly 11 feet of Parcel 2 as shown on Record of Survey recorded June 8, 1984 in Book 684, Page 797, Document No. 101945, Official Records of Douglas County, State of Nevada.

REQUESTED BY  
WESTERN TITLE COMPANY, INC.  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 APR -1 P3:47

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LINDA SLATER  
RECORDER  
\$10.00 PAID *PL* DEPUTY