

Submitted for Recordation By
and Return To

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

Account No: 20030602549389001
CAP ID No: 982751625040

204510MLP

SUBORDINATION AGREEMENT

Space Above This Line for Recorder's Use

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 6th day of NOVEMBER, 1998, by BRIAN G. EDMONDS AND M. DIANNE EDMONDS, owner of the land hereinafter described and hereinafter referred to as "Owner", and , present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary";

WITNESSETH

THAT, WHEREAS, BRIAN G. EDMONDS AND M. DIANNE EDMONDS, did execute a deed of trust dated JUNE 17, 1997, to , as trustee covering:

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

to secure a note in the sum of \$100,000.00, dated JUNE 17, 1997, in favor of , which deed of trust was recorded JUNE 20, 1997, in book N/A, page N/A, as , Official Records of said County;

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$146,090.64, dated NOVEMBER 9, 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.

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.

Bank of America National Trust and Savings Association:

Sonia Chhokar

SONIA CHHOKAR, AUTHORIZED OFFICER

Brian G. Edmonds

BRIAN G. EDMONDS

M. Dianne Edmonds

M. DIANNE EDMONDS

11/6/98

Date

11-9-98

Date

11-9-98

Date

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

0453837

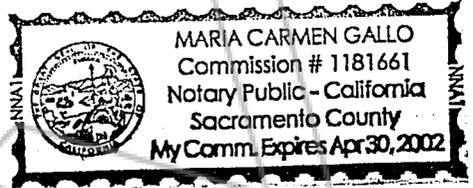
GENERAL ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO)SS

On November 6, 1998 before me, The Undersigned, a Notary Public in and for said State, personally appeared Sonia Chhokar, 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 [Handwritten Signature]



STATE OF NEVADA)
COUNTY OF Douglas)SS

On Nov. 9, 1998 before me, The Undersigned, a Notary Public in and for said State, personally appeared Brian G. Edmonds and M. Dianne Edmonds, 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 [Handwritten Signature]



STATE OF NEVADA)
COUNTY OF)SS

On _____ before me, The Undersigned, a Notary Public in and for said State, personally appeared _____, 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 _____

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain Lot, piece, parcel or portion of land situate lying and being within the Northwest $\frac{1}{4}$ of Section 17, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and more particular described as follows:

Lot 9, of Centerville Park Estates as shown on the Official Map thereof filed for record in Book 479, at Page 1625, as Document No. 31960, Official Records of Douglas County, Nevada.

EXCEPTING THEREFROM, that portion conveyed to Alfred H. and Anna Lee Makhanian in Deed filed for record in Book 991, at Page 706, as Document No. 259690, of Official Records of Douglas County, Nevada, and more particularly described as follows:

COMMENCING at the Southwest corner of aforesaid Lot 9, thence along the West line of said Lot 9, North $01^{\circ}18'44''$ West, a distance of 35.85 feet to the TRUE POINT OF BEGINNING; thence continuing along said West line North $01^{\circ}18'44''$ West, a distance of 381.83 feet to the Northwest corner of said Lot 9; thence along the North line thereof, North $89^{\circ}36'30''$ East, a distance of 381.78 feet to the Northeast corner of said Lot 9; thence along the East line thereof South $00^{\circ}47'07''$ East, a distance of 173.26 feet to a point; thence leaving said East line South $89^{\circ}36'30''$ West a distance of 333.35 feet; thence South $10^{\circ}48'53''$ West, a distance of 212.57 feet to the TRUE POINT OF BEGINNING.

TOGETHER with that parcel of land conveyed to R.T. and P.E. THORWALDSON in Deed filed for record in Book 991, at Page 704, as Document No. 259689, of Official Records of Douglas County, Nevada and more particularly described as follows:

Commencing at the Southwest corner of the aforesaid Lot 9 which point is the TRUE POINT OF BEGINNING; thence along the extension of the Northerly right-of-way line of Kingston Lane South $89^{\circ}36'30''$ West, a distance of 7.68 feet; thence leaving said line North $10^{\circ}48'53''$ East a distance of 36.54 feet to a point on the West line of Lot 9; thence along said line South $01^{\circ}18'44''$ East a distance of 35.85 feet to THE TRUE POINT OF BEGINNING.

Reference is made to Record of Survey of a Lot Line Adjacent for Richard Thorwaldson and Al Makaanain, recorded September 16, 1991, in Book 991, at Page 703, as Document No. 259688.

REQUESTED BY
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 NOV 12 AM 11:36

0453837

BK 1198 PG 2448

LINDA SLATER
RECORDER
\$10.00 PAID *K2* DEPUTY