

84526-99

This instrument was prepared by:  
Jolina Brandon-Sanchez  
21000 N. W. Evergreen Parkway  
Hillsboro, OR 97124

After recording return to:  
Bank of America  
275 S. Valencia Ave  
Brea, CA 92823  
Account #: 68181000380899

**Real Estate Subordination Agreement  
(Bank of America to Bank of America)**

This Real Estate Subordination Agreement ("Agreement") is executed as of 05/16/2001, by Bank of America, N.A., having an address of 21000 N. W. Evergreen Parkway, Hillsboro, OR 97124

("Subordinator"), in favor of Bank of America, N.A., having an address for notice purposes of 275 S. Valencia Ave, Brea, CA 92823

("Bank of America").

**Whereas**, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 03/08/2000, executed by James L. Kruger and Donna S. Kruger and which is recorded in Volume/Book 0300, Page 3476 and if applicable, Document Number 488234 of the land records of Douglas County, NV, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

**Whereas**, Bank of America has been requested to make a loan, line of credit or other financial accommodation to James L. Kruger and Donna S. Kruger (jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the

indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of Bank of America in the maximum principal face amount of \$ 151,384.00 (the "Principal Amount"), including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Bank of America and Borrower shall determine; and

**Now, Therefore,** for valuable consideration, Subordinator hereby subordinates the Senior Lien to Bank of America's Junior lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Bank of America's Junior Lien only to the extent of the principal Amount of the Obligation and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Bank of America's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Bank of America regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Bank of America and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

**Bank of America, N.A.**

By: [Signature] 05/16/2001  
Its: Vice President Date

**Bank of America Acknowledgment:**

State/Commonwealth/District of Oregon  
County/City of Washington

On this the 16th day of May, 2001, before me, Maria D. Horlton,  
The undersigned officer, personally appeared Pat Salmeria,  
Who acknowledged him/herself to be the Vice President of Bank of America, N.A.,  
and that (s)he, as such Officer  
Being authorized so to do, executed the foregoing instrument for the purposes therein contained, by  
signing the name of the corporation by him/herself as Vice President In  
witness whereof I hereunto set my hand and official seal.

[Signature]  
Signature of Person Taking Acknowledgment  
Commission Expiration Date:



COPY

REQUESTED BY  
**WESTERN TITLE COMPANY, INC.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 MAY 29 PM 12:48

LINDA SLATER  
RECORDER

\$ 9<sup>00</sup> PAID KJ DEPUTY

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