

A.P.N. # 1219-14-002-016  
ESCROW NO. 020709009

RECORDING REQUESTED BY:  
**STEWART TITLE COMPANY**  
WHEN RECORDED MAIL TO:

**JOHN P. SCOTT**  
*Stewart Title*  
*1626 Hwy 395*  
*Henderson, Wv 89423* *Te # 2648*

## 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 November 25, 2002, by DONALD L. ROOKER and TONI M. ROOKER, husband and wife owner of the land hereinafter described and hereinafter referred to as "Owner", and JOHN P. SCOTT and MARLEANE R. SCOTT, husband and wife as joint tenants present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary".**

### WITNESSETH

**THAT WHEREAS, DONALD L. ROOKER and TONI M. ROOKER, husband and wife did execute a deed of trust, dated July 31, 2000, to Stewart Title of Douglas County, a Nevada corporation, as Trustee, covering: SEE EXHIBIT "A" ATTACHED HERETO, to secure a note in the sum of \$105,500.00, in favor of JOHN P. SCOTT and MARLEANE R. SCOTT, husband and wife as joint tenants which deed of trust was recorded August 1, 2000, in Book 800, Page 277-280, Instrument No. 496983, 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 \$120,500.00, dated November 20, 2002, in favor of RONALD MARGIOT, an unmarried man, 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:**

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BK 1102 PG 10667

- (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 agreement 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.

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.

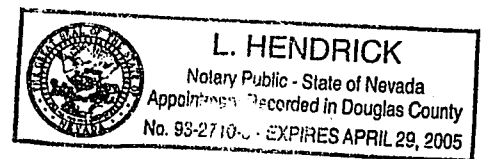
**NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.**

<p><u><i>Donald L. Rooker</i></u>  <small>Owner</small> <b>DONALD L. ROOKER</b></p> <p><u><i>Toni M. Rooker</i></u>  <small>Owner</small> <b>TONI M. ROOKER</b></p> <p>_____  <small>Owner</small></p> <p>_____  <small>Owner</small></p>	<p><u><i>John P. Scott</i></u>  <small>Beneficiary</small> <b>JOHN P. SCOTT</b></p> <p><u><i>Marleane R. Scott</i></u>  <small>Beneficiary</small> <b>MARLEANE R. SCOTT</b></p> <p>_____  <small>Beneficiary</small></p> <p>_____  <small>Beneficiary</small></p>
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STATE OF NEVADA }  
 } ss.  
 COUNTY OF DOUGLAS }

DATE: **November 25, 2002**

This instrument was acknowledged before me on 11-25-02,  
 by, Donald L. Rooker, Toni M. Rooker,  
John P. Scott + Marleane R. Scott



Signature *L. Hendrick*  
 Notary Public

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**BK 1102 PG 10668**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

ESCROW NO.: 020709009

Parcel 2-C, as shown on the Parcel Map for DON AND TONI ROOKER, recorded in the Office of the County Recorder of Douglas County, Nevada, on February 6, 1989, in Book 289, Page 605, as Document No. 195861.

APN: 1219-14-002-016

COPY

REQUESTED BY:  
Stewart Title of Douglas County  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2002 NOV 25 PM 3: 37

LINDA SLATER  
RECORDER

\$16<sup>00</sup> PAID *KD* DEPUTY

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BK 1102 PG 10669