

ASSESSOR'S PARCEL NO: 1420-33-312-035

SUBORDINATION AGREEMENT

23707028

WHEN RECORDED MAIL TO:

Greater Nevada Mortgage Services
844 W. Nye Lane #204
Carson City NV 89703

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOU 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 February 11, 2003, by, Charles C. Duarte and Emma E. Duarte husband and wife as joint tenants

owner of the land hereinafter described and hereinafter referred to as "Owner", and Greater Nevada Credit Union (formerly known as Nevada Community Federal Credit Union), present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary":

WITNESSETH

THAT WHEREAS, Owner has executed a deed of trust, dated October 6, 2000 to Marquis Title & Escrow as to the covering:

Lot 218, as shown on the Final Map of WILDHORSE, UNIT NO. 6, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 15, 1994, in Book 394, Page 2741, as Document No. 332336.

to secure a note in the sum of \$ 20,000.00, dated October 6, 2000, in favor of Beneficiary, which deed of trust was recorded on October 9, 2000 in Book 1000, Official Records, Page 1625 as Document No. 501182

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$ 196,000.00 dated 2-18-03 in favor of Greater Nevada Mortgage Services, hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which deed of trust will record concurrently herewith on 2-27-03 in Book 0203, Official Records, Page 12034, as Document No. 565386; and

WHEREAS, it is a condition precedent to obtaining said loan from Lender 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 upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; 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.
3) That this agreement shall supersede and cancel those provisions, if any, contained in any and all other agreements, including but not limited to the deed of trust first above mentioned, second loan or escrow agreements between the parties hereto, with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of said deed of trust in favor of the Lender, which provisions are inconsistent or contrary to the provisions herein.

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 paid 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.

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

GREATER NEVADA CREDIT UNION
451 EAGLE STATION LANE
CARSON CITY NV 89701

Thomas J. Collins (signature)

Thomas J. Collins, Loan Supervisor

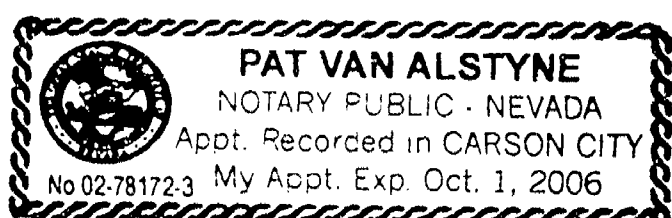
Charles C. Duarte (signature) 2/20/03
Charles C. Duarte Date

Emma E. Duarte (signature) 2/20/03
Emma E. Duarte Date

STATE OF NEVADA
COUNTY OF Carson City

This instrument was acknowledged before me on 2-11-03

Pat Van Alstyne (signature)
My Commission Expires: 10-1-06



0568387

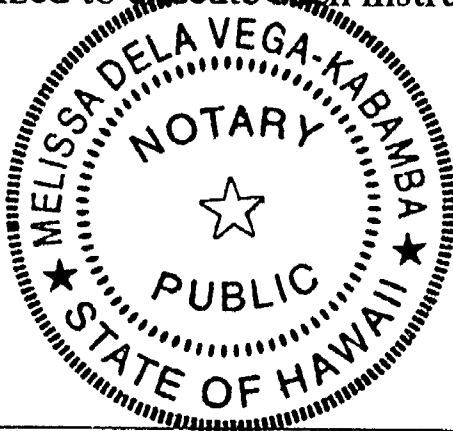
BK 0203 PG 12052

STATE OF HAWAII

City COUNTY OF Honolulu)
) SS.

On this 22nd day of February 2003 before me appeared Charles C. Duarte & Emma E. Duarte to me personally known, who being by me duly sworn or affirmed, did say that such person(s)

executed the foregoing instrument as the free act and deed of such person(s), and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



MELISSA DELA VEGA-KABAMBA

Melissa DeLa Vega-Kabamba

Notary Public, State of Hawaii [First Judicial Circuit]

My Commission expires: 7/1/2005

ATTENTION NOTARY: Although the information below is OPTIONAL, it could prevent fraudulent attachment of this acknowledgement to another document.

THIS MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT THE RIGHT:

Title/type of document: _____ Date of document: _____

Number of pages in body of document (excluding, e.g., all acknowledgements and exhibits): _____

Signer(s) other than named above: _____

SAV-181

Rev. 8/96



REQUESTED BY
MARQUIS TITLE & ESCROW
IN OFFICIAL RECORDS OF
DOUGLASS COUNTY, HAWAII

2003 FEB 27 PM 3:40

WENNER CHRISTEN
RECORDER

\$15.00 PAID K2 DEPUTY

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BK0203PG12053