

030800946

This instrument was prepared by:
BANK OF AMERICA
21000 NW EVERGREEN PKWY
HILLSBORO, OR 97124

After recording return to:
GREENSBORO
4161 PIEDMONT PKWY
GREENSBORO, NC 92823
Account #: 68181000380899

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

This Real Estate Subordination Agreement ("Agreement") is executed as of 04/28/2003, by Bank of America, N.A., having an address of 21000 NW EVERGREEN PKWY., HILLSBORO, OR 97124

("Subordinator"), in favor of Bank of America, N.A., having an address for notice purposes of 4161 PIEDMONT PKWY., GREENSBORO, NC 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 DONNA S. KRUGER AND JAMES L. KRUGER, MARRIED TO EACH OTHER

³⁴⁷⁶ and which is recorded in Volume/Book 300, Page 0, and if applicable, Document Number 0488234, 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, HUSBAND AND WIFE (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 \$ 143,815.00 (the "Principal Amount") [For North Carolina only - bearing interest and payable as therein provided at the maximum rate of % for a period not to exceed months], 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

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91-12-2395NSBW 04-2003

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(for use in AZ/DC/NC/NV/VA)

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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.

Laura Gutierrez
By: Laura Gutierrez Date: 04/28/2003
Its: VICE PRESIDENT

The following states must have Trustee sign Subordination Agreement: AZ, DC, NC, NV, and VA.

The trustee(s), if any, named in the Senior Lien join(s) in the execution of this Agreement to evidence consent and to effectuate the provisions hereof.

Witness(es):

Trustee Name:

[Signature]
Witness Signature

R. Kato - P. Jackstone
Typed or Printed Name

[Signature]
Witness Signature

ABBEY R UNGER
Typed or Printed Name

Laura Gutierrez
Trustee Signature

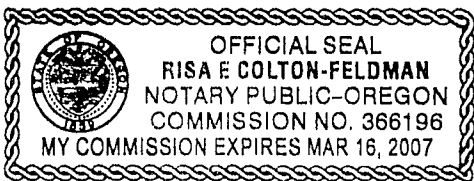
Laura Gutierrez
Typed or Printed Name

Bank of America Acknowledgment:

State/Commonwealth/District of OREGON

County/City of WASHINGTON, HILLSBORO

On this the 28TH day of APRIL, 2003, before me,
The undersigned officer, personally appeared *Laura Gutierrez*
Who acknowledged him/herself to be the TRUSTEE of Bank of America, N.A., and that (s)he, as such
AUTHORIZED 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 TRUSTEE. In witness whereof I hereunto set my
hand and official seal.



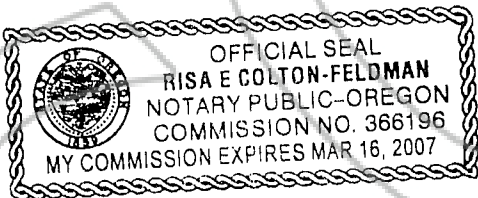
Risa E. Colton-Feldman
Signature of Person Taking Acknowledgment
Commission Expiration Date: *3-16-2007*

Trustee Acknowledgment:

State/Commonwealth/District of OREGON

County/City of WASHINGTON, HILLSBORO

On this the 28TH day of APRIL, 2003, before me,
The undersigned officer, personally appeared *Laura Gutierrez*
Who acknowledged him/herself to be the TRUSTEE of PRLAP, Inc., and that (s)he, as such
AUTHORIZED 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 TRUSTEE. In witness whereof I hereunto set my
hand and official seal.



Risa E. Colton-Feldman
Signature of Person Taking Acknowledgment
Commission Expiration Date: *3-16-07*

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2003 MAY -7 PM 3: 34

WERNER CHRISTENSEN
RECORDER

0576034 (for use in AZ/DC/NC/NV/VA)

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16 PAID *PR* DEPUTY

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