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DOC # 0636274  
02/08/2005 11:30 AM Deputy: KLJ  
**OFFICIAL RECORD**  
Requested By:  
CUSTOM RECORDING SOLUTIONS

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 5 Fee: 18.00  
BK-0205 PG- 2782 RPT: 0.00

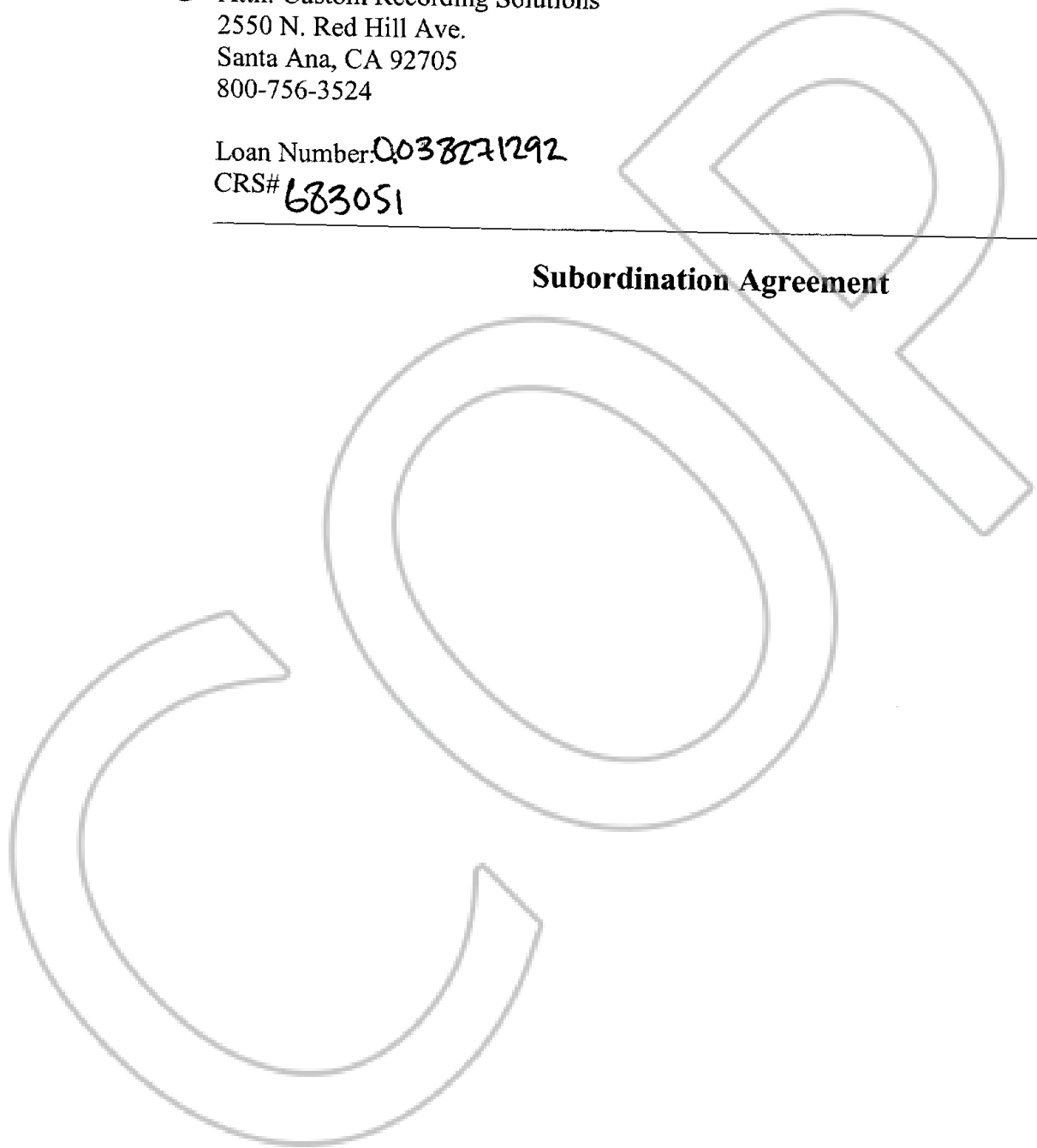


A.P.N.: 1426-28-210-025  
Recording Requested by: LSI  
When Recorded Mail to:  
✓ Attn: Custom Recording Solutions  
2550 N. Red Hill Ave.  
Santa Ana, CA 92705  
800-756-3524

Loan Number: 0038271292  
CRS# 683051

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**Subordination Agreement**



ASSESSOR'S PARCEL NO.: **1420-28-210-025**

~~WHEN RECORDED MAIL TO:~~

**Greater Nevada Credit Union  
P O Box 2128  
Carson City, NV 89701**

**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 **August 12, 2004** by **GRANT MYERS AND LESLIE MYERS,**  
**husband and wife as joint tenants**

Owner of 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 hereinafter described and hereinafter referred to as "Beneficiary":

**WITNESSETH**

**THAT WHEREAS, Owner** has executed a deed of trust, dated **October 16, 2003** to **Marquis Title and Escrow** as trustee covering:

**See Exhibit "One" attached hereto made a part hereof**

To secure a note in the sum of **\$ 10,000.00**, dated, **October 16, 2003** In favor of Beneficiary, which deed of trust was recorded on **October 21, 2003** in Book **1003** , Official Records, Page # **10529**, as Document No. **0594224**.

**WHEREAS, Owner** has executed, or is about to execute, a deed of trust and note in the sum of **\$ 79,325.00** , dated 1-31-04 in favor of **Wells Fargo Bank, N.A.** 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 2-17-04 , in Book 704 , Official Records, Page 6386 , as Document No. 604788 ; 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 mentioned: and**



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BK- 0205  
PG- 2783  
02/08/2005

**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 a loan to Owner, and Beneficiary is willing 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 if 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 supercede 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 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 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 TO 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**



**BENEFICIARY: Tim Woodman  
Consumer Lending Manager**

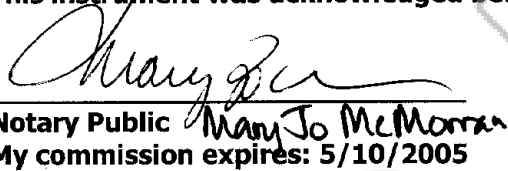
\_\_\_\_\_  
**OWNER, Grant Myers**

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**OWNER, Leslie Myers**

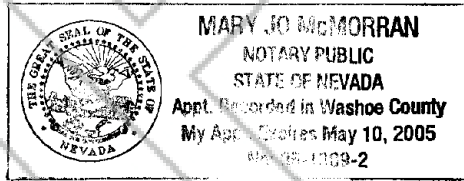
**State of Nevada**

**County of Washoe**

**This instrument was acknowledged before me on August 12, 2004 by Tim Woodman.**



**Notary Public Mary Jo McMorrان  
My commission expires: 5/10/2005**



Order ID1481584

Loan Number : 708-0038271292

## EXHIBIT A LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE  
COUNTY OF DOUGLAS STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:  
LOT 31, AS SET FORTH ON THE OFFICIAL PLAT OF SARATOGA SPRINGS  
ESTATES, UNIT NO. 2, FILED IN THE OFFICE OF THE DOUGLAS COUNTY  
RECORDER ON MAY 23, 1994, IN BOOK 594, PAGE 3894, AS DOCUMENT  
NO. 338088 AND AMENDED BY DOCUMENT RECORDED JULY 8, 1994, IN  
BOOK 794, PAGE 1165, AS DOCUMENT NO. 341498, OFFICIAL RECORDS.

APN: 1420-28-210-025