

DOC # 0644531  
05/16/2005 04:02 PM Deputy: BC  
OFFICIAL RECORD  
Requested By:  
WESTERN TITLE

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 3 Fee: 16.00  
BK-0505 PG- 7265 RPTT: 0.00



WHEN RECORDED RETURN TO:  
Nevada State Bank  
File Review  
P. O. Box 30160  
SLC, Utah 84130-0160  
44180004005656  
122024810008  
KALEEN SHARP

90992-201-KWB

## SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS:

This Declaration of Subordination is executed and delivered this 26 day of **APRIL, 2005**, by Nevada State Bank, in favor of **NEVADA STATE BANK**, as follows:

Nevada State Bank, for and in consideration of the sum of One Dollar and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby certify and declare that the lien of that certain trust deed, made and executed by **DEBORAH ANNE KELLER AND KEITH A KELLER**, as Trustor, in favor of Nevada State Bank, as Beneficiary, dated **AUGUST 10, 2004**, recorded **SEPTEMBER 17, 2004**, in Book **0904**, as Instrument No. **0624387**, in the office of the County Recorder of **DOUGLAS County**, State of Nevada, is hereby subordinated and made inferior to the lien of that certain trust deed not to exceed the amount of **\$228,500.00 Dollars** dated May 11, **2005** executed by **DEBORAH ANNE KELLER AND KEITH A KELLER**, as Trustor, in favor of **NEVADA STATE BANK**, as Beneficiary, and recorded May 16, **2005**, as Entry No. 044530, in Book 0505, at Page 7247, in the office of the County Recorder of **DOUGLAS County**, State of Nevada; and said trust deed in favor of **NEVADA STATE BANK** is hereby declared to be senior to and a superior lien over the trust deed in favor of Nevada State Bank.

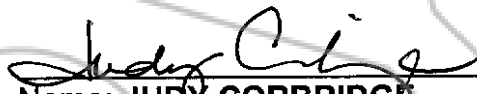
In the event of foreclosure or sale of either indebtedness, the priority shall be respected as herein established.

The real property referred to in the above referenced trust deeds is situated in **DOUGLAS County**, State of Nevada and is more particularly described as follows:

**SEE ATTACHED**

IN WITNESS WHEREOF, Nevada State Bank has executed this Subordination Agreement as of the date first above written.

**Nevada State Bank**

  
Name: **JUDY CORBRIDGE**  
Title: **VICE PRESIDENT**

STATE OF UTAH)  
:SS  
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this **26** day of **APRIL, 2005**, by **JUDY CORBRIDGE** a **VICE PRESIDENT** of **Nevada State Bank**.

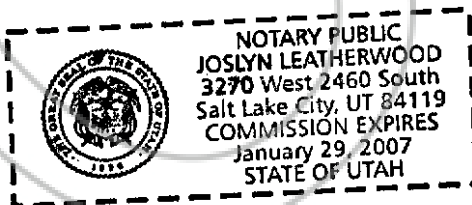
  
Notary Public

MY COMMISSION EXPIRES:

RESIDING AT:

01-29-07

Salt Lake



### Legal Description

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Southeast Quarter of the Southeast Quarter of Section 24, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

COMMENCING at the centerline intersection of Palomino Lane and Mustang Lane, as shown on the Map of Ruhenstroth Ranchos, filed in the Office of the County Recorder of Douglas County, Nevada; thence West, along the center line of Palomino Lane 330.81 feet; thence South along the Easterly line of Lots 32 and 33 as shown on said map and the extension thereof a distance of 1,160.40 feet to the most Southerly corner of Parcel conveyed to Evelyn N. Lipe by Deed recorded October 3, 1966 in Book 44 of Official Records, Page 724, Douglas County, Nevada; thence South  $66^{\circ}23'52''$  East along the Southwesterly line of said Lipe Parcel and extension thereof a distance of 464.35 feet to a point on the Westerly line of a roadway known as Morgan Circle, the TRUE POINT OF BEGINNING; thence along the Westerly line of said roadway the following courses and distances; along a curve 70 feet to the left, the tangent of which bears North  $30^{\circ}00'$  East, having a radius of 149 feet through a central angle of  $27^{\circ}57'47''$  for an arc distance of 72.72 feet to a point of reverse curvature, thence along curve to the right having a radius of 225 feet through a central angle of  $31^{\circ}29'24''$  an arc distance of 123.66 feet to a point of reverse curvature; thence along a curve to the left having a radius of 25 feet through a central angle of  $95^{\circ}11'37''$  for an arc distance of 41.54 feet to a point on the Southwesterly line of a roadway known as Mustang Lane; thence, along the Southwesterly line of said roadway, the two following courses and distances, North  $61^{\circ}40''$  West a distance of 104.97 feet and along a curve to the right, the tangent of which bears the last described course, having a radius of 300 feet through a central angle of  $7^{\circ}10'$  for an arc distance of 37.52 feet; thence leaving said roadway, South  $35^{\circ}30'$  West, a distance of 241.34 feet; thence South  $66^{\circ}23'52''$  East a distance of 235.92 feet to the TRUE POINT OF BEGINNING.

NOTE (NRS 111.312): The above metes and bounds description appeared previously in that certain Individual Grant Deed, recorded in the office of the County Recorder of Douglas County, Nevada on June 7, 1996, in book 0696, Page 1051, as Document No. 389545, of Official Records.

