

A.P.N.# 1220-17-515-011
ESCROW NO. 060801768
RECORDING REQUESTED BY:
STEWART TITLE COMPANY

DOC # 0688806
11/16/2006 11:23 AM Deputy: SD
OFFICIAL RECORD
Requested By:
STEWART TITLE OF DOUGLAS
COUNTY
Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-1106 PG- 5575 RPTT: 0.00

WHEN RECORDED MAIL TO:
Angus Towse
81 Woolsey Avenue
Glen Cove, Ny 11542



(Space Above for Recorder's Use Only)

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 2, 2006, by Gregory C. Lynn & Suzanne Towse, Trustees of the Gregory C. Lynn & Suzanne Towse Trust Agreement Dated May 16, 1995 owner of the land hereinafter described and hereinafter referred to as "Owner", and present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary".

WITNESSETH

THAT WHEREAS, Gregory C. Lynn & Suzanne Towse, Trustees did execute a deed of trust, dated August 13, 2002 to Angus J. Towse, as Trustee, covering:

SEE ATTACHED EXHIBIT "A"

to secure a note in the sum of \$15,000.00, in favor of Angus J. Tows which deed of trust was recorded August 29, 2002, in Book 0802, Page 10273-10275, Instrument No. 550922, 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 \$300,000.00, dated November 2, 2006, in favor of Mack Land and Cattle Co and Maureen F. Mack Trustee of the Maureen Mack Family Trus Dated November 19, 1996, 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:

- (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;
- (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.

continued on next page

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.

[Signature] TTE
Owner Gregory C. Lynn, Trustee

[Signature]
Beneficiary Angus J. Towse

[Signature] TTE
Owner Suzanne Towse, Trustee

Beneficiary

Owner

Beneficiary

Owner

Beneficiary

STATE OF New York }
NEVADA } ss.
COUNTY OF Nassau }

DATE: 11/13/06

This instrument was acknowledged before me on November 13th, 2006,
by, Justin Angus.

Signature *[Signature]*
Notary Public

SEAL

KAREN N. WILSON
Notary Public - State of New York
ID No. 01W16136249
Qualified in Queens County
My Commission Expires January 3, 2010



EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 060801768

The land referred to herein is situated in the State of Nevada, County of DOUGLAS unincorporated area described as follows:

PARCEL 1:

Lot 181, in Block A, as shown on the final map of PLEASANTVIEW SUBDIVISION PHASE 9, Final Map #LDA 00-027, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 17, 2001, in Book 901, Page 3761, as Document No. 522892, and by Certificate of Amendment recorded February 12, 2002 in Book 0202, Page 4226 as Document No. 0534615, Official Records of Douglas County, Nevada.

Assessors Parcel No. 1220-17-515-011

PARCEL 2:

Together with a nonexclusive easement for ingress and egress and public utilities as set forth in Easement Deed recorded October 13, 2006 in Book 1006, Page 4534, as Document No. 686321, Official Record, Douglas County, Nevada.

