

DOC # 0755790
12/17/2009 03:57 PM Deputy: KE
OFFICIAL RECORD
Requested By:
NORTHERN NEVADA TITLE CC

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 16.00
BK-1209 PG- 4190 REPT: 0.00



APN: 122012/310/001

This instrument was prepared by:
Bank of America
275 S. Valencia Ave
Brea, CA 92823

2090724WB/1092309

After recording return to:
Bank of America Collateral Tracking
9000 Southside Boulevard, Bldg 700
Jacksonville, FL 32256
Account #: 6818100473

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

This Real Estate Subordination Agreement ("Agreement") is executed as of 12/16/2009, by Bank of America, N.A., having an address of 275 S. Valencia Ave., Brea, CA 92823

("Subordinator"), in favor of Bank of America, N.A., having an address for notice purposes of Bank of America
4161 Piedmont Parkway
Greensboro, NC 27410

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 11/09/2005, executed

by EDWARD T. KOLLAR AND COLLEEN M. KOLLAR, MARRIED TO EACH OTHER and which is recorded in Volume/Book 0605, Page 5074, and if applicable, Document Number 0648680, 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

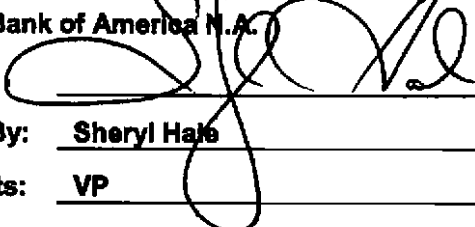
Whereas, Bank of America has been requested to make a loan, line of credit or other financial accommodation to EDWARD T KOLLAR AND COLLEEN M KOLLAR, HUSBAND AND WIFE AS JOINT TENANTS Deed of Trust recorded concurrently herewith on 12-17-09 in book 1209 (jointly and severally, "Borrower"), to be secured 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 \$ 256,725.00 (the "Principal Amount") 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

(for use in AZ, NV and 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.


By: Sheryl Hale
Its: VP

Date: 12/16/2009

Bank of America Acknowledgment:

State/Commonwealth/District of CA
County/City of Orange

On this the 16th day of December 2009, before me, Betty Jo Collins, a notary public the undersigned officer, personally appeared Sheryl Hale , who acknowledged him/herself to be the Vice President of Bank of America, N.A., and that (s)he, as such Sheryl Hale, 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 Vice President. In witness whereof I hereunto set my hand and official seal.



Signature of Person Taking Acknowledgment

Commission Expiration Date: 08/01/2010



The following states must have Trustee sign Subordination Agreement: AZ, 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 effecuate the provisions hereof.

Witness(es) :

Witness Signature

Typed or Printed Name

Witness Signature

Typed or Printed Name

Trustee Name: PRLAP, INC

Signature

Sheryl Hale

Typed or Printed Name

Trustee Acknowledgment:

State/Commonwealth/District of CA

County/City of Orange

On this the 16th day of December 2009, before me, Betty Jo Collins, a notary public, the undersigned officer, personally appeared Sheryl Hale, who acknowledged him/herself to be the Vice President of Bank of America and that (s)he, as such Sheryl Hale, 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 Vice President. In witness whereof I hereunto set my hand and official seal.

Signature of Person Taking Acknowledgment

Commission Expiration Date: 08/01/2010



(for use in AZ, NV and VA)