

DOC # 760702
03/24/2010 01:14PM Deputy: DW
OFFICIAL RECORD
Requested By:
INTEGRATED REAL ESTATE P
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-310 PG-5252 RPTT: 0.00



Parcel ID: 1420-28-110-036
This instrument was prepared by:
Bank of America
1400 Best Plaza Dr.
Richmond, VA 23227

After recording return to:
Bank of America Collateral Tracking
9000 Southside Boulevard, Bldg 700
Jacksonville, FL 32256
Account #: 0852474511

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

2010-005076

This Real Estate Subordination Agreement ("Agreement") is executed as of 03/15/2010, by Bank of America having an address of 1400 Best Plaza Dr. Richmond, VA 23227

("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 05/20/2008, executed by Bank of America, N.A.

and which is recorded in Volume/Book -, Page -, and if applicable, Document Number 724752, 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 JULIA A STOCKTON AND BILL V STOCKTON (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

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)




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 \$ 207,600.00 (the "Principal Amount") **[For North Carolina only – bearing interest and payable as therein provided at the maximum rate of 4.87% for a period not to exceed 360.00 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

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.

(Subordinating Party)


Two witness signatures required in CT, FL, GA, SC and TN

By: 
Its: Michael Rightnour
Vice President

03/15/2010
Date


Witness Signature

Christine Mason
Typed or Printed Name


Witness Signature

Meena Talati
Typed or Printed Name

(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)



Individual Acknowledgment:

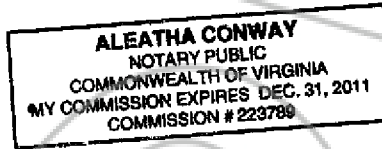
State/Commonwealth/District of VA
County of Henrico

On this the 15TH day of MARCH, 2010, before me, Aleatha Conway the undersigned officer, personally appeared Michael Rightnour, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.

Signature of Person Taking Acknowledgment
Commission Expiration Date: 12/31/2011

Corporate Acknowledgment:

State/Commonwealth/District of VA
County/City of Henrico

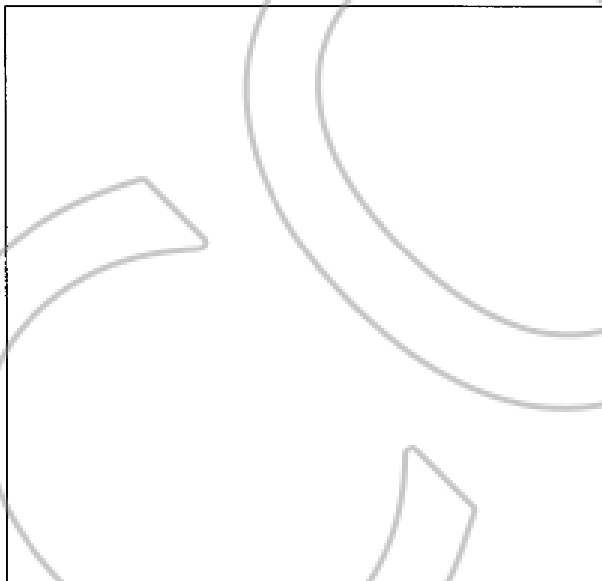


On this the _____ day of _____, before me, _____, who acknowledged him/herself to be the _____ of _____ and that (s)he, as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as _____ . In witness whereof I hereunto set my hand and official seal.

Signature of Person Taking Acknowledgment

Commission Expiration Date:

(Do not write below this line. This space is reserved for recording.)



(for use in AR, AZ, CO, CT, FL, GA, IA, IL, KS, KY, MD, MI, MN, MO, NC, NM, NJ, NV, NY, OK, SC, TN, TX, VA and VT)



EXHIBIT A

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 103, IN BLOCK C, AS SET FORTH ON THE FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT NO. 3, PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 23, 1998, IN BOOK 698, PAGE 5063, AS DOCUMENT 442616.

BEING THE SAME PROPERTY CONVEYED FROM UTILITY FINANCIAL CORPORATION TO JULIA A. STOCKTON AND BILL V. STOCKTON, WIFE AND HUSBAND, AS JOINT TENANTS, BY DEED RECORDED 06/02/2004, IN BOOK 604, PAGE 1199 IN THE REGISTERS OFFICE OF DOUGLAS COUNTY, NEVADA.

TAX MAP OR PARCEL ID NO.: 1420-28-110-036 ADDRESS: 2979
SAN MATEO DR; MINDEN, NV 89423781

