

Requested By:
LSI Pittsburgh
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 5 Fee: \$18.00
BK-812 PG-2121 RPTT: 0.00



APN# 1220-24-701-022
11-digit Assessor's Parcel Number may be obtained at:
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

SUBORDINATION AGREEMENT

Type of Document

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

Recording Requested by:

LSI

Return Documents To:

Name LSI (14294877)

Address 700 Cherrington Parkway

City/State/Zip Coraopolis, PA 15108

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.



Assessor's Parcel Number: 1220-24-701-022

Recording Requested By/Return To:

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

This Instrument Prepared by:

Wells Fargo
MAC P6051-019
P.O. Box 4149
Portland, OR 97208-4149
1-800-945-3056

[Space Above This Line for Recording Data]

Account #: XXX-XXX-XXX8208-1998

Reference Number: 7000784032

**SUBORDINATION AGREEMENT FOR
OPEN-END DEED OF TRUST**

Effective Date: 6/6/2012

Owner(s): GEORGE G WALKER
 VICKI J WALKER

Current Lien Amount: \$200,000.00.

Senior Lender: Jpmorgan Chase Bank, N.a.

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Trustee: AMERICAN SECURITIES COMPANY OF NEVADA

Property Address: 1973 ARABIAN LN, GARDNERVILLE, NV 89410-0000



THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

GEORGE G WALKER AND VICKI J WALKER HUSBAND AND WIFE (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Open-End Deed of Trust (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 17th day of January, 2008, which was filed in Book 0108 at page 5829 (or as No. 0716967) of the Official Records in the Office of the Recorder of the County of DOUGLAS, State of Nevada. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to GEORGE G WALKER and VICKI J WALKER (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$214,000.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender and Trustee, if applicable, hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. Appointment of Substitute Trustee *If Applicable*

The Existing Security Instrument names N/A, as Trustee and the Subordinating Lender as Beneficiary. The Existing Security Instrument provides that the Subordinating Lender may designate and appoint a substitute Trustee in place of any other trustee by an instrument recorded among the appropriate land records.

The Subordinating Lender hereby removes N/A as Trustee and designates and appoints N/A as substitute Trustee with the same powers and duties as were originally vested in the Original Trustee under the Existing Security Instrument.

C. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.



Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

D. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, and the Trustee if applicable, individually or through its authorized officer or other representative, have each set their hand and seal as of the Effective Date above unless otherwise indicated.

SUBORDINATING LENDER:

Wells Fargo Bank, N.A.

By 
(Signature)

JUN 06 2012
Date

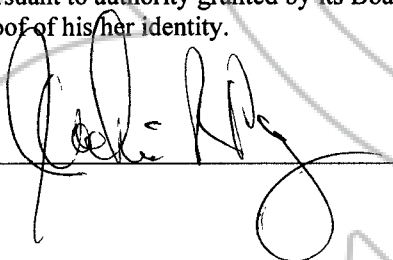
Barbara A. Edwards
(Printed Name)

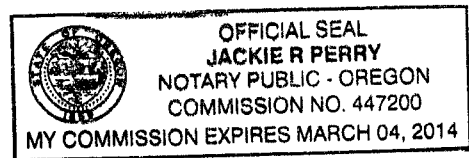
Work Director
(Title)

FOR NOTARIZATION OF LENDER PERSONNEL

STATE OF Oregon)
)ss.
COUNTY OF Washington)

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 6 day of June, 2012, by Barbara A. Edwards, as Work Director of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

 (Notary Public)





Order No.: **14294877**
Loan No.: **1199235796**

Exhibit A

The following described property:

Parcel 1:

A parcel of land being situated in the Southeast 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B. and M., described as follows:

Parcel 4-A, as shown on parcel Map for Michaels Construction filed for Record August 14, 1990, in Book 890, Page 1972, Document No. 232280 of Official Records of Douglas County, State of Nevada.

Parcel 2:

Together with an access easement for road and Public utilities over and across the lands lying adjacent to Parcel No. 4, as set forth on that certain parcel Map for Gary B. Williams, at ux, filed for Record in the Office of the County Recorder of Douglas County, Nevada on June 6, 1978 as Document No. 21529, more particularly described as follows:

Beginning at the Northeast corner of said parcel Map, thence South 00 degrees 00' 15" West, a distance of 25.00 feet; thence West, a distance of 942.29 feet to a point; thence Southwesterly along a curve having a radius of 25 feet through a central angle of 90 an arc distance of 39.27 feet to a point; thence North 00 degrees 02' 15" East, a distance of 50.09 feet to a point, which is the Northwest corner of said parcel Map; thence East, a distance of 967 feet, more or less to the point Of beginning.

Being the same parcel conveyed to George G. Walker and Vicki J. Walker as Co-Trustees of the GV Walker Revocable Trust dated October 25, 2010 from George G. Walker and Vicki J. Walker, by virtue of a Deed dated 10/25/2010, recorded 10/26/2010, in Deed Book 1010, Page 5053, as Instrument No. 0772767 County of Douglas, State of Nevada.

Assessor's Parcel No: 1220-24-701-022