

DOC # 825677  
06/20/2013 08:25AM Deputy: GB  
OFFICIAL RECORD  
Requested By:  
ServiceLink Aliquippa Title  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 6 Fee: \$19.00  
BK-613 PG-5226 RPTT: 0.00



This instrument was prepared by:  
Green Tree Servicing LLC  
*Tricia Reynolds*  
~~When Recorded return to:~~  
Green Tree Servicing LLC  
Mortgage Amendments Department  
7360 South Kyrene Road T316  
Tempe, AZ 85283

Recording Requested By & Return To:  
Chicago Title ServiceLink Division  
4000 Industrial Blvd  
Aliquippa, PA 15001

**SUBORDINATION OF DEED OF TRUST**

Acct# 89857854 APN: 1420-33-213-023

**Subordination Agreement is null and void if: Not recorded within 90 days of acknowledgment date, corrections or changes are made or provisions defined herein are not met.**

WHEREAS, Countrywide Bank, N.A., is the holder of a Deed of Trust, hereinafter referred to as "Holder", in the amount of \$40,000.00 dated March 7, 2007 and recorded March 9, 2007, as Instrument No. 0696746, Book 0307, Page 2864, hereinafter referred to as "Existing Deed of Trust", on the following described property,

Property Description:

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

**Lot 34, Block D, as shown on the Final Map of WILDHORSE UNIT 1, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on August 3, 1989, in Book 889, Page 450, as Document No. 207982.**

Property Address: 1271 Bridle Way, Minden, Nevada 89423

WHEREAS, Douglas R Benamati, Husband and Wife and Maria J. Benamati, as owner(s) (the "Owners") of said property desire to refinance the first lien on said property;



WHEREAS, it is necessary that the new lien to Citibank, N.A., its successors and/or assigns, which secures a note in the amount not to exceed Three Hundred Forty Thousand Four Hundred Dollars and 00/100 (\$340,400.00), hereinafter referred to as "New Deed of Trust", be a first lien on the premises in question,

*Dated: 01/23/2013 Recorded: 02/04/2013 Doc# 817512*

WHEREAS, Holder is willing to subordinate the lien of the Existing Deed of Trust to the lien of the New Deed of Trust with the condition that there are no funds from the closing disbursed to the Owners;

THEREFORE, in consideration of the promises and other good and valuable consideration, the receipt of which is hereby acknowledged, Holder hereby subordinates the lien of the Existing Deed of Trust to the Lien of the New Deed of Trust conditioned upon the above-referenced provisions, so that the New Deed of Trust will be prior and superior in all respects and with regard to all funds advanced thereunder to the lien of the Existing Deed of Trust.

Bank of America, National Association successor by merger to Countrywide Bank, N.A., By Green Tree Servicing LLC, Its Attorney-In-Fact

*[Signature]*  
Tricia Reynolds, Assistant Vice President  
See attached "Exhibit B"

*[Signature]*  
Witness 1 Nancy A. Kelly Colbert

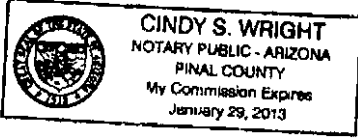
*[Signature]*  
Witness 2 Maria Ramirez

State of Arizona }  
County of Maricopa } ss.

On the 18 day of December in the year 2012 before me, the undersigned, personally appeared

Tricia Reynolds, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the City of Tempe, State of Arizona.

*[Signature]*  
Notary Signature

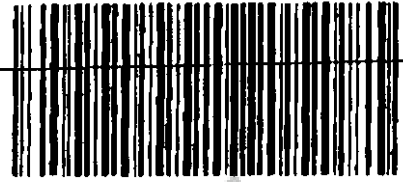




BK 613  
PG-5228

True & Certified Copy

825677 Page: 3 of 6 06/20/2013



"Exhibit B"

When Recorded Return To:  
Green Tree Servicing LLC  
Attn: Document Custody, T322  
7360 South Kyrene Rd  
Tempe, AZ 85283

OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
HELEN PURCELL  
2009-0027242 01/13/09 01:16 PM  
5 OF 5

PLUREON

### LIMITED POWER OF ATTORNEY

<b>TO:</b>	<b>GREEN TREE SERVICING LLC</b>
<b>FROM:</b>	<b>Bank of America, National Association</b>
<b>DATED:</b>	<b>11/3/08</b>
<b>FOR:</b>	<b>BOA 2<sup>nd</sup> Lien Mortgage Loan Transfer - Nov 2008</b>



## POWER OF ATTORNEY

Bank of America, National Association (the "Owner") hereby appoints Green Tree Servicing LLC or any affiliate thereof that is servicing the Mortgage Loan (the "Servicer") as its true and lawful attorney-in-fact to act in the name, place and stead of the Owner for the purposes set forth below. This Limited Power of Attorney is given pursuant to a certain Servicing Agreement, by and between the Owner and Servicer, dated as of October 31, 2008 (the "Agreement") to which reference is made for the definition of all capitalized terms herein.

Now, therefore, the Owner does hereby constitute and appoint the Servicer the true and lawful attorney-in-fact of the Owner in the Owner's name, place and stead with respect to each Mortgage Loan serviced by the Servicer pursuant to the Agreement for the following, and only the following, purposes:

1. To execute, acknowledge, seal and deliver deeds, deed of trust/mortgage note endorsements, assignments of deed of trust/mortgage and other recorded documents, tax authority notifications and other instruments of sale, conveyance and transfer, full or partial releases, subordinations, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits, and supporting documents as may be necessary and proper to effect the execution, delivery, conveyance or recordation of filing of said documents.
2. To execute and deliver affidavits of debt, substitutions of trustee, substitutions of counsel, non-military affidavits, notices of rescission, foreclosure deeds, transfer tax affidavits, affidavits of merit, verifications of complaint, notices to quit, bankruptcy declarations for the purpose of filing motions to lift stays and other documents or notice filings on behalf of the Owner in connection with foreclosure, bankruptcy and eviction actions.
3. To endorse and/or assign any borrower or Mortgagor's check or negotiable instrument received by the Servicer as a payment under a Mortgage Loan.

The Owner intends that this Limited Power of Attorney be coupled with an interest and is not revocable.

The Owner further grants to its attorney-in-fact full authority to act in any manner reasonable, proper and necessary to exercise the foregoing powers, and ratifies every such act that Servicer may lawfully perform in exercising those powers by virtue hereof.

The Servicer shall indemnify, defend and hold harmless the Owner, its successors and assigns, from and against any and all losses, costs, expenses (including, without limitation, actual attorneys' fees), damages, liabilities, demand or claims of any kind whatsoever ("Claims") arising out of, related to, or in connection with (i) any act taken by the Servicer pursuant to this Limited Power of Attorney, which act results in a Claim solely by virtue of the unlawful use of this Limited Power of Attorney (and not as a result of a Claim related to the underlying instrument with respect to which this Limited Power of Attorney has been used), or (ii) any use or misuse of this Limited Power of Attorney in any manner or by any person not expressly authorized hereby.



IN WITNESS WHEREOF, the Owner has executed this Limited Power of Attorney this 3<sup>rd</sup> day of November, 2008.

BANK OF AMERICA, NATIONAL  
ASSOCIATION

By: *L. Ed. White*

Title: SVP

*COOPER*



STATE OF FLORIDA )  
 ) ss.  
COUNTY OF Duval )

On this 3 day of November, 2008, before me appeared Susan Edris Welsh, to me personally known, who, being by me duly sworn, did say that he/she resides at Ponte Vedra Beach, FL, that he/she is the Senior Vice President of Bank of America, National Association, a National Bank, the company described in and which executed the foregoing instrument, and that he/she signed his/her name thereto by order of the Board of Directors of such company.

[Stamp]

Margaret Donnelly  
Notary Public

NOTARY PUBLIC-STATE OF FLORIDA  
Margaret Donnelly  
Commission # DD584774  
Expires: AUG. 29, 2010  
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires