

*The undersigned hereby affirms  
that this document submitted for  
recording does not contain a  
Social Security Number.*

DOC # 844506  
06/13/2014 03:16PM Deputy: AR  
OFFICIAL RECORD  
Requested By:  
NAHAC  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-614 PG-3219 RPTT: 0.00

Assessor's Parcel Number:  
1022-09-001-073

Recording Requested By:  
Nevada Affordable Housing Assistance Corporation  
205 E. Warm Springs Road, Suite 105  
Las Vegas, Nevada 89119



\_\_\_\_\_(Space Above This Line For Recording Data)\_\_\_\_\_

**SUBORDINATE DEED OF TRUST**

This Subordinate Deed of Trust is entered into by and between  
Mark Gregory Bradshaw  
with a mailing address of 3760 Ballman Way  
Wellington NV 89444  
as Trustor (herein "Borrower"), and the NEVADA AFFORDABLE HOUSING ASSISTANCE  
CORPORATION as Trustee and Beneficiary (herein "Lender"), with a mailing address which is  
205 E. Warm Springs Road, Suite 105, Las Vegas, NV 89119.

Borrower, in consideration of the sum of \$ 6,032.97 (the "MAP Loan") as evidenced by  
that certain Promissory Note (Secured by Subordinate Deed of Trust) (the "Note") of even date  
herewith executed by Borrower to the order of Lender, and other good and valuable  
consideration, the receipt and sufficiency of which is hereby acknowledged, irrevocably grants,  
bargains, sells and conveys to Trustee with the power of sale, the following:

1. The real property (the "Real Property") described below:

Lot 74 as shown on the map of Topaz Ranch Estates Unit No. 3, according to the map thereof,  
filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31,  
1969, in Book 1 of Maps, page 221, as Document No. 44091.

ASSESSORS'S PARCEL NO. 37-272-02



Parcel No.: 1022-09-001-073  
PROPERTY ADDRESS: 3760 Ballman Way  
Wellington NV 89444

2. Together with all improvements erected on the Real Property, and all easements, reversions, appurtenances, Borrower's interest in any lease of the Real Property, rents, royalties, mineral, oil and gas rights and profits, geothermal rights, water, water rights, and water stock, and all fixtures, equipment and other personal property now or subsequently affixed to, placed upon or used in the operation of the Real Property (collectively the "Personal Property").

The Real Property and Personal Property are referred to collectively as the "Property."

This Subordinate Deed of Trust is given to secure payment: (a) of the above amount, and is subject to the terms and conditions of the Note; (b) the payment of all other sums plus interest advanced for the same purpose as the purpose of the original loan represented by the Note or for the improvement or protection of the Property; (c) the Borrower's performance of the covenants of this Subordinate Deed of Trust and the Note; and (d) the repayment of any future advances plus interest made to Borrower by Lender, provided the notes representing those advances state that the advances are secured by this Subordinate Deed of Trust.

The following covenants: Nos. 1, 2, 3, 4, 5, 6, 7 and 8 of Nevada Revised Statutes (NRS) 107.030 are hereby adopted and made a part of this Subordinate Deed of Trust.

Lender, at Lender's option, may from time to time appoint a successor Trustee or Trustees to any Trustee under this Subordinate Deed of Trust by an instrument executed and acknowledged by Lender, which shall be conclusive proof of the proper appointment of such substituted Trustee or Trustees. Upon the recording of such executed and acknowledged instrument in the office of the recorder of Douglas County, State of Nevada, the successor trustee or trustees, without conveyance of the Property, shall succeed to, and be vested with, all the title, powers, interests, duties and trusts vested in or conferred upon the Trustee in this Subordinate Deed of Trust and by applicable law. If there be more than one Trustee, either may act alone and execute the trusts upon the request of Lender, and all of the Trustee's acts thereunder shall be deemed to be the acts of all Trustees, and the recital in any conveyance executed by such sole Trustee of such request shall be conclusive evidence thereof, and of the authority of such sole Trustee to act.

The Note shall be repaid in accordance with the schedule set forth in both the Note and herein below. The then remaining balance due under the Note shall be immediately due and payable in full in the event of a default under the Note, this Subordinate Deed of Trust or any other document or instrument evidencing the MAP Loan or any modifications thereto, or if Borrower sells or transfers the Property and/or does not continuously occupy the Property as Borrower's primary residence for the term of the Note.



Months resided in Property after the date of the Final Disbursement of MAP Program Assistance	Collectable amount as percent of loan
Less than 12 months	100%
12 months and a day to 24 months	66.66%
24 months and a day to 36 months	33.33%

Unless a default has occurred under the terms of the Note, this Subordinate Deed of Trust or any other document or instrument evidencing the MAP Loan, if the undersigned continuously own and reside in the Property for the entire 36 month period after the date of the last disbursement of MAP Program Assistance, on the 1<sup>st</sup> day of the 37<sup>th</sup> month after the date of the last disbursement of MAP Program Assistance the entire amount of the MAP Loan will be forgiven and the lien of this Subordinate Deed of Trust securing the MAP Loan will be released and reconveyed.

Borrower hereby agrees as follows:

- A. To own and occupy the Property as Borrower's principal residence during the term of the Note.
- B. To not refinance the first mortgage loan encumbering the Property if such a refinance would decrease Borrower's equity in the Property or provide cash back to Borrower for three (3) years from date of the last disbursement of MAP Program Assistance.
- C. Borrower agrees to not sell, transfer, dispose of, encumber or alter the intended use of all or any part of the fee simple interest in the Property or any interest therein (including a beneficial interest).
- D. That this Subordinate Deed of Trust secures for the benefit of Lender: (a) the repayment of the indebtedness evidenced by the Note, together with interest thereon, and all renewals, extensions and modifications thereof; and (b) the performance of all covenants, agreements and obligations of Borrower under the Note, this Subordinate Deed of Trust and all other documents and instruments evidencing the MAP Loan and any modifications thereto.
- E. During the term of this Note, Borrower shall keep all taxes assessed against the Property, all Home Owner's Association dues and fees related to or assessed against the Property and all other mortgage or lien holders paid current.

Borrower's failure to comply with the covenants contained herein or with any terms or conditions of the Note, or any other document or instrument evidencing the MAP Loan or any modifications thereto shall constitute a default under this Subordinate Deed of Trust (each an "Event of Default" and together "Events of Default"). Upon the occurrence of an Event of Default, all amounts then due under the Note, together with all reimbursable costs and expenses, including attorneys' fees, shall be immediately due and payable in full and Lender shall be entitled to exercise all legal and equitable remedies available under law, including the right to



foreclose this Subordinate Deed of Trust, whether judicially or by power of sale.

Witness the execution hereof this 14 day of April, 2014.

Signed and acknowledged  
In the presence of:

Mark Bradshaw

Borrower

Co-Borrower

Mark Gregory Bradshaw

STATE OF NEVADA

COUNTY OF Douglas SS:

BE IT REMEMBERED, that on this 14 day of April, 2014 before me, the  
subscriber, a Notary Public in and for said County and State, personally came,

Mark Gregory Bradshaw

Borrower, (married or single) in the foregoing Subordinate Deed of Trust, and acknowledged the  
signing thereof to be their voluntary act and deed.

Debbie Sweningsen

Notary Public

