

1220-17-310-017

Prepared by: William Tucker

Real Advantage, LLC
1000 Commerce Dr, 5th Floor
Pittsburgh, PA 15275

MIN #100037583590376927

DOUGLAS COUNTY, NV 2014-853359
Rec:\$40.00 11/25/2014 11:47 AM
Total:\$40.00 Pgs=2
REAL ADVANTAGE LLC



KAREN ELLISON, RECORDER

SUBORDINATION AGREEMENT

THIS AGREEMENT is entered into this 17TH day of OCTOBER, 2014, by BANK OF AMERICA, N.A. (Lender) & MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (Lienholder).

Recitals

Lienholder holds a second Mortgage/Deed of trust originally granted by AMERICAN HOME MORTGAGE ACCEPTANCE, INC., dated 11/19/2004 and recorded 11/30/2004 among the Land Records of DOUGLAS, County, NV, as Volume/Instr #0630663, as Book #1104, Page #14149, securing the original sum of \$27,000.00, securing an interest in the following described real estate ("the Property"):

PROPERTY ADDRESS: 860 MARION WAY, GARDNERVILLE, NV 89460

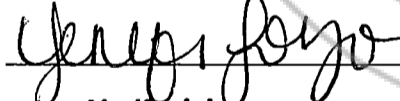
See legal description attached hereto and made a part hereof.

This agreement subordinates to a Mortgage/Deed of Trust executed by CLAUDIA C VAN WINKLE in the amount not to exceed of \$159,400.00 in favor of the lender.

NOW THEREFORE, in consideration of the covenants contained herein, the parties agree as follows:

1. Subordination. Lienholder agrees to and hereby does subordinate its second deed of trust lien in the Property to a new first deed of trust lien to be filed by Lender in order to refinance the existing first deed of trust.
2. Effect. Lender agrees that Lienholder's second deed of trust shall in no way be impaired or affected by the Agreement except that the second deed of trust lien shall stand junior and subordinate to the Lender's new first deed of trust in the same manner and to the same extent as if the Lender's new first deed of trust had been filed prior to the execution and recording of the Lienholder's second deed of trust.

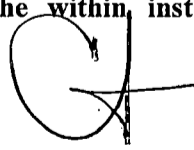
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.



Yenifer I. Lorenzo, Assistant Secretary

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss

On OCTOBER 17, 2014 before me, the undersigned Notary Public, personally appeared Yenifer I. Lorenzo, Assistant Secretary for MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the signer of the within instrument, who duly acknowledged to me that he/she executed the same.



Notary Public, Catherine Soto



EXHIBITA

All that real property situate in the County of Douglas, Sate of Nevada, described as follows:

All that portion of Lot 6 and 7 per Sierra Vista Ranch Estates, recorded August 7, 1979 as document number 35259, Douglas County records:

Beginning at the Southwest corner of said Sierra Vista Ranch Estates,
thence North $00^{\circ} 12' 58''$ West 387.25 feet;
thence North $82^{\circ} 44' 40''$ East 301.33 feet;
thence North $07^{\circ} 50' 49''$ East 300.84 feet;
thence along a non-tangent curve concave to the East, having a radius of 325.00 feet, a interior angle on $24^{\circ} 54' 16''$ and an arc length of 141.27 feet, the chord of said curve in South $12^{\circ} 38' 11''$ East 140.16 feet;
thence South $64^{\circ} 30' 41''$ West 454.40 feet (cited: South $65^{\circ} 06' 54''$ West 452.63 feet);
thence South $45^{\circ} 44' 50''$ West 288.61 feet (cited South $45^{\circ} 00' 00''$ West 292.67 feet) to the Point of Beginning.

Containing 3.15 acres, more or less.

The Basis of Bearing for the description is based upon Sierra Vista Ranch Estates, recorded August 7, 1979 ad document number 35259, Douglas County records.

Prepared by Ronald W. Turner, Professional Land Surveyor No. 3519; Turner and Associates, Inc. Land Surveying, P.O. Box 5067, Stateline, NV 89449

Being the same property conveyed to Claudia C. Van Winkle by deed dated Spetember 15, 2004 and reocreded September 22, 2004 in Inst. 624697 in Douglas County, Nevada and deed adjusting the lot line recorded June 26, 2014 in Inst. 845240 in Douglas County, NV.

Parcel Number 1220-17-310-017

Commonly known as 860 Marion Way, Gardnerville, NV 89460