

DOUGLAS COUNTY, NV

2015-871082

Rec:\$17.00

\$17.00 Pgs=4

10/13/2015 10:15 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

APN: 1318-24-301-005

After recording mail to:
Recorded Documents
JPMorgan Chase Bank, N.A.
710 Kansas Lane
LA4-2107
Monroe, LA 71203
449219978577

RECORDER'S USE ONLY

Prepared by: David Ortega

60785291-3150226

SUBORDINATION OF MORTGAGE

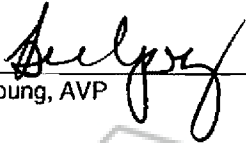
IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Chase Manhattan Bank, USA N.A., being the holder of a certain mortgage deed recorded in Official Record as Document , at Volume/Book/Reel 1003, Image/Page 16327, Recorder's Office, Douglas County, Nevada, upon the following premises to wit:

SEE EXHIBIT ATTACHED AND MADE A PART THEREOF.

For itself, its successors and assigns, Chase Manhattan Bank, USA N.A., does hereby waive the priority of its mortgage referenced above, in favor of a certain mortgage to Mortgage Electronic Registration Systems Inc., as nominee for Quicken Loans, Inc., its successors and assigns, executed by Michael R. Johnson and Yakeia Phelon, , being dated the 22nd day of September, 2015 in an amount not to exceed \$252,825.00 recorded in Official Record as Instrument No: 2015-870785, RD 10/07/15 Recorder's Office, Douglas County, Nevada and upon the premises above described. Chase Manhattan Bank, USA N.A., mortgage shall be unconditionally subordinate to the mortgage to Mortgage Electronic Registration Systems Inc., as nominee for Quicken Loans, Inc., its successors and assigns, in the same manner and with like effect as though the said later encumbrance had been executed and recorded prior to the filing for record of the Chase Manhattan Bank, USA N.A., mortgage, but without in any manner releasing or relinquishing the lien of said earlier encumbrance upon said premises.

IN WITNESS WHEREOF, Chase Manhattan Bank, USA N.A. has caused this Subordination to be executed by its duly authorized representative as of this 03rd day of September, 2015.

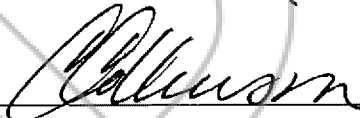
Chase Manhattan Bank, USA N.A.

By: 
Lee Young, AVP

STATE OF ARIZONA, COUNTY OF MARICOPA, to wit:

On this 03rd day of September, 2015, before me the Undersigned, a Notary Public in and for said State, personally appeared Lee Young, AVP, 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), and that by his/her/their signatures(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

My Commission Expires: JUL 11 2017


Notary Public

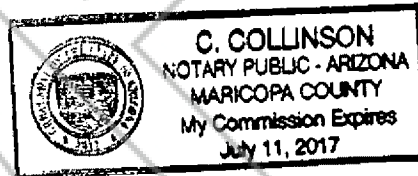


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 1318-24-301-005

Land Situated in the County of Douglas in the State of NV

PARCEL 1:

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT ON THE NORTHERLY LINE OF KINGSBURY GRADE, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1 IN BLOCK B, AS SHOWN ON THE OFFICIAL PLAT OF KINGSBURY HIGHLANDS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 21, 1960; THENCE ALONG THE NORTHERLY LINE OF SAID KINGSBURY GRADE ON A CURVE TO THE LEFT, THE TANGENT OF WHICH BEARS NORTH NORTH 87 DEGREES 02 MINUTES 02 SECONDS WEST, HAVING A RADIUS OF 640 FEET THROUGH A CENTRAL ANGLE OF 7 DEGREES 55 MINUTES FOR AN ARC DISTANCE OF 88.43 FEET TO THE TRUE POINT OF BEGINNING THIS DESCRIPTION; THENCE ALONG THE NORTHERLY LINE OF SAID KINGSBURY GRADE, THE TANGENT OF WHICH BEARS SOUTH 85 DEGREES 02 MINUTES 58 SECONDS WEST, HAVING A RADIUS OF 640 FEET THROUGH A CENTRAL ANGLE OF 7 DEGREES 55 MINUTES FOR AN ARC DISTANCE OF 88.43 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 04 SECONDS WEST, 260.84 FEET TO A POINT ON THE SOUTH LINE OF LOT 8 IN BLOCK B, AS SHOWN ON SAID PLAT OF KINGSBURY HIGHLANDS; THENCE NORTH 89 DEGREES 59 MINUTES 41 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 87.00 FEET; THENCE SOUTH 0 DEGREES 14 MINUTES 43 SECONDS EAST, A DISTANCE OF 247.17 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT GRANTED BY HARLESK MANAGEMENT INC., A NEVADA CORPORATION, FOR ACCESS BY DOCUMENT RECORDED JULY 8, 1991, IN BOOK 791, PAGE 1078, AS DOCUMENT NO. 254751.

Source of Title is Book 0409, Page 4461, as Doc # 0741536, recorded April 17, 2009, in the Official Records of Douglas County, State of Nevada

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 486 Kingsbury Grade , Stateline, NV 89449

