

DOUGLAS COUNTY, NV

2016-879581

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\$17.00

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04/19/2016 12:28 PM

FIRST AMERICAN TITLE INSURANCE CO.- API

KAREN ELLISON, RECORDER

This instrument was prepared by:
Bank of America Subordination Unit
4161 Piedmont Parkway
Greensboro, NC 27410

apn: 1220-15-410-065

~~After recording return to:~~
Bank of America Collateral Tracking
4161 Piedmont Parkway
Greensboro, NC 27410
Account #: 6818900046XXXX
Sub#: 299808

Bank of America



Real Estate Subordination Agreement

This Real Estate Subordination Agreement ("Agreement") is executed as of 03/02/2016, by Bank of America, N.A. ("Subordinator") having an address of:
4161 Piedmont Parkway
Greensboro, NC 27410
in favor of DITECH FINANCIAL LLC ("Junior Lien Holder"), having an address for notice purposes of:

Whereas, Subordinator is the owner and holder of, or creditor under, the indebtedness described in and secured by a security instrument (deed of trust, deed to secure debt or mortgage) dated 07/28/2006, executed by SCOTT E. HYDE AND DANIELLE D. HYDE, with a property address of: 1437 ANNKIM CIRCLE, GARDNERVILLE, NV 89460

which was recorded on 10/03/2006, in Volume/Book N/A, Page N/A, and Document Number 0685632, and if applicable, modified on N/A, in Volume/Book N/A, Page N/A, Document Number N/A, of the land records of DOUGLAS County, NV, as same may have been or is to be modified prior hereto or contemporaneously herewith (the "Senior Lien"), encumbering the land described therein (said land and such improvements, appurtenances and other rights and interests regarding said land, if any, as are described in the Senior Lien being called herein collectively, the "Property"); and

Whereas, Junior Lien Holder has been requested to make a loan, line of credit or other financial accommodation to SCOTT E. HYDE AND DANIELLE D. HYDE

(for use in AR, AZ, CO, IA, IL, KS, MD, MN, MO, NC, NM, NV, OK, TX, and VA)

(jointly and severally, "Borrower"), to be secured by, without limitation, either a deed of trust, deed to secure debt or mortgage (the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note, line of credit agreement or other borrowing agreement made by Borrower and/or others payable to the order of DITECH FINANCIAL LLC in the maximum principal face amount of or not to exceed \$ 135,308.00 (the "Principal Amount") **[For North Carolina only – bearing interest and payable as therein provided at the maximum rate of % for a period not to exceed months]**, including provisions for acceleration and payment of collection costs (the "Obligation"); the Junior Lien and the Obligation to contain such other terms and provisions as Junior Lien Holder and Borrower shall determine; and

Now, Therefore, for valuable consideration, Subordinator hereby subordinates the Senior Lien to Junior Lien, subject to the terms of this Agreement. The Subordinator's Senior Lien is subordinated to Junior Lien only to the extent of the Principal Amount of the Obligation, any interest or late charges which may accrue thereon, and any amounts advanced pursuant to the terms of the Obligation or the security instrument for the payment of insurance premiums, taxes, costs of collection, protection of the value of the property or Junior Lien Holder's rights in the Property or foreclosure. All other rights of Subordinator now or hereafter existing in or with respect to the Property (including but not limited to all rights and to proceeds of insurance and condemnation) are hereby subordinated, and are and shall remain completely and unconditionally subordinate, to the Junior Lien and the rights of Junior Lien Holder regardless of the frequency or manner of renewal, extension, consolidation or modification of the Junior Lien or the Obligation.

This Agreement shall inure to the benefit of the Subordinator and Junior Lien Holder and their respective successors and assigns, including any purchaser(s) (at foreclosure or otherwise) of the Property or any part thereof, and their respective successors and assigns.

(for use in AR, AZ, CO, IA, IL, KS, MD, MN, MO, NC, NM, NV, OK, TX, and VA)

Bank of America, N.A.

By: Kathy Clark
Its: Vice President

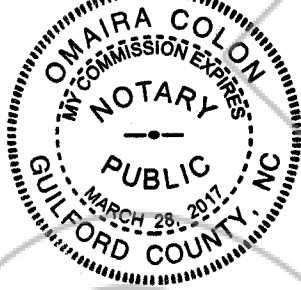
03/02/2016
Date



Individual Acknowledgment:

State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

On this the Second day of March, 2016, before me, Omaira Colon, the undersigned Notary Public, personally appeared Kathy Clark, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that (s)he executed the same for the purposes therein contained. In witness whereof I hereunto set my hand and official seal.



Omaira Colon

Signature of Person Taking Acknowledgment
Commission Expiration Date: 03/28/2017

omaira colon

This is to certify that this instrument was prepared by a Bank of America associate.

Corporate Acknowledgment:

State/Commonwealth/District of North Carolina
County/City of Guilford/Greensboro

On this the Second day of March, 2016, before me, Omaira Colon, the undersigned Notary Public, personally appeared Kathy Clark, the Vice President of Bank of America, N.A and that (s)he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President. In witness whereof I hereunto set my hand and official seal.



Omaira Colon

Signature of Person Taking Acknowledgment
Commission Expiration Date: 03/28/2017

omaira colon

Exhibit "A"

Real property in the City of **GARDNERVILLE**, County of **DOUGLAS**, State of **Nevada**, described as follows:

LOT 2, IN BLOCK M, AS SAID LOT AND BLOCK ARE SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 10, 1967, IN MAP BOOK 1, PAGE 055, FILING NO. 35914.

Being all of that certain property conveyed to SCOTT E. HYDE AND DANIELLE HYDE, HUSBAND AND WIFE AS JOINT TENANTS from SCOTT E. HYDE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, by deed dated APRIL 30, 2004 and recorded MAY 03, 2004 IN INSTRUMENT NO. 0612085 of official records.

Commonly known as: 1437 Annkim Circle, GARDNERVILLE, NV 89460

APN #: **1220-15-410-065**

 **HYDE**
50952809

FIRST AMERICAN ELS
SUBORDINATION AGREEMENT



NV

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING