

DOUGLAS COUNTY, NV

2022-985138

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\$40.00

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FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

APN No.: 1420-18-710-013

Escrow No.: 22026147-DR

When Recorded Return to:
FIRST CENTENNIAL TITLE CO.
896 NYE LANE #104
CARSON CITY, NV 89703

Signed in Counterpart

SPACE ABOVE FOR RECORDERS USE

File # 2650905 -RC

SUBORDINATION AGREEMENT

NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

THIS AGREEMENT, made this 26th day of April, 2022 by Claire M. Fernandez, Trustee of the Claire M. Fernandez Trust, Dated March 26, 1997 owner of the land hereinafter described and hereinafter referred to as "Owner" and Bank of the West, a California State banking corporation present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary":

WITNESSETH

THAT WHEREAS, Claire M. Fernandez, Trustee of the Claire M. Fernandez Trust, Dated March 26, 1997 did execute a deed of trust, dated 4/15/2021 to Bank of the West, a California State banking corporation as trustee, covering:

Lot 13, in Block A, of Amended Final Map for Sunridge Heights 3, Phase 1A, LDA #99-54-1A, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 29th, 2003, as Document No. 600647.

Assessors Parcel No.: 1420-18-710-013

to secure a note in the sum of \$250,000.00, dated 04/15/2021, in favor of Bank of the West, a California State banking corporation which deed of trust was recorded on 4/26/2021, as Document No. 2021-966166 Official Records of said county; and

WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$410,000.00 dated May 11, 2022 in favor of United Wholesale Mortgage, hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which deed of trust is to be recorded concurrently herewith; and

WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and

WHEREAS, lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superior to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or

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charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the deed of trust first above mentioned.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows:

- (1) That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the deed of trust first above mentioned.
- (2) That Lender would not make its loan above described without this subordination agreement.
- (3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreement as to such subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

- (a) He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan;
- (b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;
- (c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination; and (d) An endorsement has been placed upon the note secured by the deed of trust first above-mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN, A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

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Beneficiary: Bank of the West

BY: [Signature]

Name Printed: Irven J. Watford

Title: A.V.P.

Owner:

Claire M. Fernandez, Trustee of the Claire M. Fernandez Trust, Dated March 26, 1997

Signed in Counterpart
BY: _____
Claire M. Fernandez, Trustee

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____.

Notary Public

see attached

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Claire M. Fernandez, as Trustee, as Trustee of Claire M. Fernandez, Trustee of the Claire M. Fernandez Trust, Dated March 26, 1997.

Notary Public

SPACE BELOW FOR RECORDER _____

Beneficiary:

BY:

[Signature]

Name Printed: Irven V. Watford

Title: A.V.P.

Owner:

Claire M. Fernandez, Trustee of the Claire M. Fernandez Trust, Dated March 26, 1997

BY: Claire M. Fernandez, Trustee
Claire M. Fernandez, Trustee

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

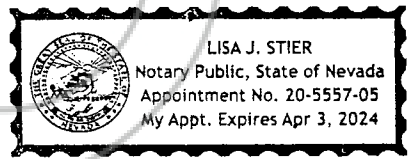
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 16 day of May, 2022, by Claire M. Fernandez, trustee

Claire M. Fernandez, trustee

[Signature]
Notary Public



Lisa J. Stier
NO. 20-5557-05
exp. April 03, 2024

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Claire M. Fernandez, as Trustee, as Trustee of Claire M. Fernandez, Trustee of the Claire M. Fernandez Trust, Dated March 26, 1997.

Notary Public

SPACE BELOW FOR RECORDER _____



EXHIBIT 'A'

LOT 13, IN BLOCK A, AS SET FORTH ON THAT AMENDED FINAL MAP LDA #99-54-1A FOR SUNRIDGE HEIGHTS III, PHASE 1A, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 29, 2003, IN BOOK 1203, PAGE 12019, AS DOCUMENT NO. 600647.