DELAWARE COUNTY IOWA
FILED
2003 JUL -8 AM 11:17
BOOK 2003 PAGE 3998
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
21.00

$5.00 refund
DMR

Heritage Escrow Co.
3750 1st Ave NE Ste 400
Cedar Rapids IA
52402

Space above line for recording purposes.

Prepared by: **CHRISTINA BAUER**
Wells Fargo Home Mortgage, Inc
7015 Vista Drive
West Des Moines, Iowa 50266

Account Number: **100157604530001**

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 is made this **30TH** day of **JUNE, 2003**, by **Wells Fargo Bank Iowa, N.A.,** formerly known as Brenton Bank, a national bank with its headquarters located at 7TH AND WALNUT STREETS, DES MOINES, IOWA, (herein called "Lien Holder"), for the benefit of **Wells Fargo Home Mortgage, Inc** with its main office located in the State of **Iowa** (herein called the "Lender").

RECITALS

Lien Holder is the beneficiary/mortgagee under a deed of trust/mortgage, dated **28TH OF FEBRUARY, 2001** executed by **MICHAEL J. AND PENNY D. SEBENY** (the "Debtor") which was recorded in the county of **DELAWARE**, State of **IOWA**, as **BOOK 2001 AT PAGE 625** on **FEBRUARY 28, 2001** (the "Subordinated Instrument") covering real property located in **MANCHESTER** in the above-named county of **DELAWARE**, State of **IOWA**, as more particularly described in the Subordinated Instrument (the "Property").

LOT TWELVE OF NORTH RIDGE SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 89 NORTH RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED IN BOOK 7 PLATS, PAGE 65.

Lender will make a loan to the Debtor secured by a deed of trust/mortgage on the Property which will be recorded (the "Lender Instrument"). The Lender Instrument will secure a promissory note/line of credit agreement in the amount of **$148,100.00**.

Lien Holder has agreed to execute and deliver this Subordination Agreement.

ACCORDINGLY, in consideration of the property and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lien Holder hereby agrees with Lender as follows:

1. Regardless of any priority otherwise available to Lien Holder, the lien of the Subordinated Instrument is, shall be and shall remain fully subordinate for all purposes to the lien of the Lender Instrument, to the full extent of the sum secured by the Lender Instrument, including not only principal and interest on the principal indebtedness secured thereby but all other sums secured by the Lender Instrument, excluding non-obligatory future advances.
2. Lien Holder warrants to Lender that Lien Holder presently owns the Subordinated Instrument and indebtedness secured thereby, free and clear of all liens, security interests and encumbrances.

3. This Agreement is made under the laws of the State of **IOWA**. It cannot be waived or changed, except by a writing signed by the parties to be bound thereby. This Agreement is made between Lender and Lien Holder. It shall be binding upon Lien Holder and the successors and assigns of Lien Holder, and shall inure to the benefit of, and shall be enforceable by, Lender and its successors and assigns. Neither the Debtor nor any other person (except Lender, its successors and assigns), shall be entitled to rely on, have the benefit of or enforce this Agreement.

IN WITNESS WHEREOF, this Subordination Agreement is executed on the day and year first above stated.

Wells Fargo Bank Iowa, N.A., formerly known as Brenton Bank

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

By: **LISA NICHOLSON**
Title: **VICE PRESIDENT**

STATE OF IOWA)
) SS.
COUNTY OF POLK)

On this ___30TH__ day of ___JUNE____, 2003_____, Before me personally appeared **LISA NICHOLSON** as **VICE PRESIDENT Wells Fargo Bank Iowa, N.A.**

☑ personally known to me
☐ proved to me on the basis of satisfactory evidence

To be the person(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 authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Signature of Notary Public

TINA TAYLOR
Commission Number 716979
My Commission Expires
June 11, 2003

My commission expires: _____