



Document 2010 482

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

6370319

SUBORDINATION AGREEMENT

82000N100210100 - APJ
WHEN RECORDED MAIL TO:

4178996710

SPACE ABOVE FOR RECORDERS USE

- WHEN RECORDED, RETURN TO:
- 1 EQUITY LOAN SERVICES
- 1 1100 SUPERIOR AVENUE, SUITE 200
- 1 CLEVELAND, OHIO 44114
- 1 NATIONAL RECORDING - TEAM 2
- 1 Accommodation Recording Per Client Request

Prepared By: Jeanine
Scatura
4817 University Ave
STE D
Cedar Falls IA 50613
319-266-9003

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.

SUBORDINATION AGREEMENT

THIS SUBORDINATION AGREEMENT is made this Fifteenth day of January, 2010, by Bank of America, N.A. ("Subordinated Lienholder"), with a place of business at 4500 PARK GRANADA, CALABASAS, CA 91302-1613.

WHEREAS, SHALEA L FLEMING and PRESTON L FLEMING executed and delivered to Subordinated Lienholder, a Deed of Trust/Mortgage (the "Existing and Continuing Security Instrument") in the sum of \$18600.00 dated 08/03/2007, and recorded in Book Volume 2007, Page 3094, as Instrument No. 2007 3094, in the records of MADISON County, State of IA, as security for a loan (the "Existing and Continuing Loan"), which Existing and Continuing Security Instrument is a valid and existing lien on

the real property located at 144 8TH AVE, WINTERSET, IA 50273 and further described on Exhibit "A," attached.

WHEREAS, SHALEA L FLEMING and PRESTON L FLEMING ("Borrower") executed and delivered to Bank of America, N.A. ("Lender"), a deed of trust/mortgage in the principal amount not to exceed \$76000.00, which deed of trust/mortgage (the "New Security Instrument") is intended to be recorded ~~herewith~~ in the records of MADISON County, State of IA as security for a loan (the "New Loan");

* recorded: 3/9/2010

Book 2010 Pg 479

WHEREAS, it is a condition precedent to obtaining the New Loan that the lien of the New Loan shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien of the Existing and Continuing Loan; and

WHEREAS, Lender is willing to make said loan provided the lien securing the New Loan is a lien or charge upon the described property prior and superior to the lien of the Existing and Continuing Loan and provided that Subordinating Lender will specifically and unconditionally subordinate the lien of the Existing and Continuing Loan to the lien of the New Loan; and

WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such a loan to Borrower; and Subordinating Lender is willing that the lien securing the New Loan shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien securing the Existing and Continuing Loan.

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 the New Security Instrument, 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 Existing and Continuing Security Instrument.
- (2) That Lender would not make the New Loan without this subordination

agreement.

(3) That this agreement shall be the whole and only agreement with regard to the subordination of the Existing and Continuing Security Instrument to the New Security Instrument and shall supersede and cancel, but only insofar as would affect the priority between the security instruments hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Existing and Continuing Security Instrument above mentioned, which provide for the subordination of the lien to another security instrument, deed of trust or mortgage.

Subordinating Lender declares, agrees and acknowledges that

(a) It consents to and approves (i) all provision of the note and New Security Instrument in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Borrower and Lender for the disbursement of the proceeds of the New Loan;

(b) Lender 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; and

(c) It intentionally and unconditionally waives, relinquishes and subordinates the lien of the Existing and Continuing Security Instrument in favor of the lien or charge upon said land of the New Security Instrument and understands that in reliance upon, and in consideration of, this waiver, relinquish and subordinate 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.

B. D. A.V.P.
Beverly Espenscheid, Assistant Vice President
- Bank of America

ALL PURPOSE ACKNOWLEDGMENT

STATE OF IOWA }
COUNTY OF Grundy }

On 01/15/2010 before me, Amy Kuester (notary) personally appeared **Beverly Espenscheid, Assistant Vice President, of BANK OF AMERICA, N.A.** personally known to me (or 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.

Amy Kuester
Amy Kuester



Signature Amy Kuester
Amy Kuester



(NOTARY SEAL)

ATTENTION NOTARY:

Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST BE ATTACHED**
TO THE DOCUMENT DESCRIBED AT RIGHT

Title of Document Type _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

Form No. 3301 (6/00)
Short Form Commitment, EAGLE
SUPER EAGLE

ORDER NO: 6370317
FILE NO: 6370317N
LENDER REF: 218576469

Exhibit "A"

The land referred to in this policy is situated in the **STATE OF IOWA, COUNTY OF MADISON, CITY OF WINTERSET**, and described as follows:

LOT ONE (1) OF SCHWANEBECK ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA.

APN # 820004700210100

41789967A FLEMING IA
FIRST AMERICAN ELS.
SUBORDINATION AGREEMENT

Page 6