



Document 2010 1525

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INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

[Space Above This Line for Recording Data]

Reference: 181774932135512

Account: XXX-XXX-XXX8019-0001

✓ **Recording Requested By/Return To:**

Wells Fargo
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-90900

This Instrument Prepared by:

Wells Fargo
P.O. Box 4149 MAC P6051-019
Portland, OR 97208-4149
1-800-945-3056

APN/Parcel Number: N/A

**SUBORDINATION AGREEMENT
MORTGAGE (WITH FUTURE ADVANCE CLAUSE)**

Effective Date: 6/8/2010

Owner(s): DWIGHT G BRIDGER
DEBRA K BRIDGER

Current Lien Amount: \$35,000.00.

Senior Lender: Wells Fargo Bank, N. A.

Subordinating Lender: Wells Fargo Bank, N.A.

If Wells Fargo Bank, N.A. is subordinating to Wells Fargo Bank, N.A., this document is notice that the lien securing the loan or line of credit serviced by the Wells Fargo Bank Home Equity Group is subordinated to the first lien loan being originated or modified by the Wells Fargo Home Mortgage Group.

Property Address: 2205 204TH CRT, WINTERSSET, IA 50273-0000

SUBORDINATION ONLY_IA V1.0

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THIS AGREEMENT (the "Agreement"), effective as of the Effective Date above, is made by and among the Subordinating Lender, Owners and the Senior Lender named above.

DWIGHT G. BRIDGER AND DEBRA K. BRIDGER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON (individually and collectively the "Owner") own the real property located at the above Property Address (the "Property").

The Subordinating Lender has an interest in the Property by virtue of a Mortgage (With Future Advance Clause) given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 28th day of April, 2006, which was filed in Document ID# 2006 2032 at page N/a (or as No. N/a) of the Records of the Office of the Recorder of the County of MADISON, State of Iowa (the "Existing Security Instrument"). The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to DWIGHT G BRIDGER and DEBRA K BRIDGER (individually and collectively "Borrower") by the Subordinating Lender.

The Senior Lender has agreed to make a new loan or amend an existing loan in the original principal amount NOT to exceed \$195,500.00 (the "New Loan or Amended Loan"), provided that the New Loan or Amended Loan is secured by a first lien mortgage on the Property (the "New Security Instrument") in favor of the Senior Lender. If the New Loan or Amended Loan exceeds this amount, the Subordination Agreement is VOID.

The Subordinating Lender is willing to subordinate the lien of the Existing Security Instrument to the lien of the New Security Instrument under the terms set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the above recitals, the covenants herein contained, and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

A. Agreement to Subordinate

Subordinating Lender hereby subordinates the lien of the Existing Security Instrument, and all of its modifications, extensions and renewals, to the lien of the New Security Instrument. This Agreement is effective as to any sum whose repayment is presently secured or which may in the future be secured by the Existing Security Instrument.

B. General Terms and Conditions

Binding Effect – This Agreement shall be binding upon and inure to the benefit of the respective heirs, legal representatives, successors and assigns of the parties hereto and all of those holding title under any of them.

Nonwaiver – This Agreement may not be changed or terminated orally. No indulgence, waiver, election or non-election by New Lender or the trustee(s) under the New Security Instrument or related documents shall affect this Agreement.

Severability – The invalidity or unenforceability of any portion of this Agreement shall not affect the remaining provisions and portions of this Agreement.

C. Signatures and Acknowledgements

The Subordinating Lender, through its authorized officer, has set its hand and seal as of the Effective Date above unless otherwise indicated.

EXHIBIT A

Parcel "C" located in the Fractional Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest corner of Section Thirty (30), Township Seventysix (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence Southerly along the West line of the Northwest Quarter (NW ¼) of said Section Thirty (30) at an assumed bearing of South 0° 00'00" West 824.67 feet; thence North 90° 00'00" East 768.70 feet to a point on the East line of the Fractional Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30), 561.08 feet to the Northeast corner of the Fractional Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30); thence North 89° 26'32" West along the North line of the Fractional Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of said Section Thirty (30) 1482.15 feet to the Point of Beginning, containing 23.087 acres, including 1.613 acres of U.S. Highway # 169 right of way.

AND

A forty feet (40') wide Ingress-Egress and Utility Easement located in the Fractional Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence along the West line of said Section Thirty (30), North 00° 00'00" East 1448.00 feet to the Point of Beginning of a 40 feet wide Ingress-Egress and Utility Easement; thence continuing along said West line, North 00° 00'00" East 40.33 feet; thence North 82° 41'05" East 256.71 feet; thence North 52° 04'00" East 251.71 feet; thence North 30° 32'10" East 146.33 feet; thence North 90° 00'00" East 46.44 feet; thence South 30° 32'10" West 177.53 feet; thence South 52° 04'00" West 270.27 feet; thence South 82° 41'05" West 272.79 feet to the Point of Beginning.