

LINCOLN COUNTY, NV

2024-167397

\$37.00

Rec:\$37.00

09/03/2024 07:39 AM

AVENUE TITLE AGENCY - NV

Pgs=4 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

Recordation Requested By/Return to:

AVENUE TITLE AGENCY, LLC
13100 WORTHAM CENTER DRIVE, 3RD FLOOR
HOUSTON, TX 77065

File No. NV24433020R
PARCEL ID : 003-131-08 / ADJACENT PARCELS #003-131-09

This Instrument Prepared By:

KELLEY BLATNIK
o/b/o BC LAW FIRM, P.A.
8275 S EASTERN AVENUE 200-425
LAS VEGAS, NV 89123

SUBORDINATION AGREEMENT

STATE OF NEVADA
COUNTY OF LINCOLN

THIS AGREEMENT made and entered into this 12th day of August, 2024,
by and between NEVADA HOUSING DIVISON ("Subordinating Lender") and NEWREZ LLC ("New
Lender");

WITNESSETH:

THAT WHEREAS, by Deed of Trust dated 9/6/2023, in the principal amount of \$25,000.00, recorded 9/7/2023 in Instrument No. 2023-165936 in the Official Records of LINCOLN County Recorder's Office (the "Existing Deed of Trust"), Executed by LESLIE PHILLIPS AND GARY B. PHILLIPS, WIFE AND HUSBAND AS JOINT TENANTS (Grantor/Mortgagor) conveyed to FIRST AMERICAN TITLE as Trustee(s) for NEVADA HOUSING DIVISON, real estate located in LINCOLN County, Nevada as more particularly described in said Existing Deed of Trust, to secure certain indebtedness therein set out;

WHEREAS, Subordinating Lender is the sole holder and owner of the indebtedness secured by the Existing Deed of Trust; and

WHEREAS, New Lender has agreed to lend the Borrower a sum not to exceed \$197,250.00, said loan to be secured by a deed of trust upon condition that said Existing Deed of Trust to be subordinated to the lien of New Lender's deed of trust; and

NOW, THEREFORE, said Subordinating Lender, for a valuable consideration to it in hand paid, does hereby contract and agree with New Lender that the deed of trust from Borrower to New Lender in an amount not to exceed \$197,250.00, heretofore or hereafter recorded, shall be a lien upon said lands superior to the Existing Deed of Trust recorded in Instrument No. 2023-165936 in the Official Records of LINCOLN County Recorder's Office; and to carry out said purpose, said Subordinating Lender hereby releases, remises and forever quitclaims unto New Lender, its successors and assigns, the title to and lien upon said lands to the extent, but to the extent only, that the Existing Deed of Trust now held by it shall be subordinate to a deed of trust in the maximum amount of \$197,250.00 to New Lender heretofore or hereafter recorded in the Official Records of LINCOLN County Recorder's Office, conveying that property described on Exhibit A attached hereto and incorporated by reference herein.

It is expressly understood and agreed that except for such subordination, the Existing Deed of Trust now held by Subordinating Lender and all and singular the terms and conditions thereof shall be and remain in full force and effect.

This instrument was prepared without the benefit of a title examination.

IN TESTIMONY WHEREOF, the Trustee, if necessary and Subordinating Lender have duly executed this Agreement as of the day and year first above written.

**NEVADA HOUSING
DIVISION**

By: _____
(Entity Name)
Print/Type Name: Christine Hess
Title: CFO

By: _____
Print/Type Name: _____
Title: _____

**NON-INDIVIDUAL SUBORDINATING LENDER
ACKNOWLEDGMENT**

State of Nevada - County of Carson City

I, the undersigned Notary Public of the County and State aforesaid, certify that Christine Hess personally came before me this day and acknowledged that he/she is the CFO of B&J Housing Division, a NV or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and official stamp or seal, this 12 day of August, 2024.

My Commission Expires: 10-19-2026

Amber Nichelle Baker
Notary Public

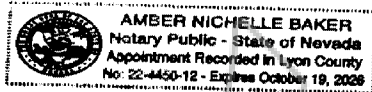


EXHIBIT "A"
LEGAL DESCRIPTION

LOT 14 IN BLOCK A OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOWN ON THE MAP THEREOF RECORDED AUGUST 09, 1963, AS FILE NO. 40599, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

APN: 003-131-08

PARCEL 2:

LOT 13 IN BLOCK A OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, AS SHOWN ON THE MAP THEREOF RECORDED AUGUST 09, 1963, AS FILE NO. 40599, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

APN: 003-131-09

PARCEL 3:

A PARCEL OF LAND BEING PARCEL 2 OF THAT PARCEL MAP ON FILE IN THE LINCOLN COUNTY RECORDER'S OFFICE RECORDED NOVEMBER 05, 2004, FILED IN

PLAT BOOK C, PAGE 83 AS FILE NO. 123340 AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED APRIL 18, 2005 IN BOOK C, PAGE 114 AS DOCUMENT NO. 124336, SITUATE IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M., LINCOLN COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 13 OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE AS RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE IN PLAT BOOK A, AT PAGE 72 OF LINCOLN COUNTY, NEVADA RECORDS;

THENCE SOUTH 44°29'00" WEST, ALONG SAID NORTHERLY LINE OF SAID JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE A DISTANCE OF 75.00 FEET;

THENCE NORTH 45°31'00" WEST DEPARTING SAID NORTHERLY LINE 53.39 FEET;

THENCE NORTH 36°21'19" EAST, A DISTANCE OF 75.76 FEET;

THENCE SOUTH 45°14'40" EAST, A DISTANCE OF 64.10 FEET TO THE SAID NORTHERLY LINE OF JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM, THE SOUTHERLY 20 FEET FOR UTILITY MAINTENANCE EASEMENT PER PARCEL MAP RECORDED IN THE LINCOLN COUNTY NEVADA RECORDER'S OFFICE IN PLAT BOOK C, AT PAGE 82.

THENCE N. 72°10'00" E. 44.00 FEET TO CORNER NO. 4;

THENCE S. 66°38'51" E. 21.26 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

APN: 003-134-07

PARCEL 4:

A PARCEL OF LAND BEING PARCEL 1 OF THAT PARCEL MAP ON FILE IN THE LINCOLN COUNTY RECORDER'S OFFICE RECORDED NOVEMBER 05, 2004 FILED IN PLAT BOOK C, PAGE 83 AS FILE NO. 123340 AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED APRIL 18, 2005 IN BOOK C, PAGE 114 AS DOCUMENT NO. 124336, SITUATE IN SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M., LINCOLN COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14 OF THE JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE AS RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE IN PLAT BOOK A, AT PAGE 72 OF LINCOLN COUNTY, NEVADA RECORDS;

THENCE SOUTH 44°29'00" WEST, ALONG SAID NORTHERLY LINE OF SAID JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE A DISTANCE OF 63.57 FEET;
THENCE NORTH 00°05'50" WEST DEPARTING SAID NORTHERLY LINE 45.45 FEET;
THENCE NORTH 36°10'16" EAST, A DISTANCE OF 31.71 FEET;
THENCE NORTH 32°35'00" EAST, A DISTANCE OF 76.63 FEET;
THENCE SOUTH 45°31'00" EAST, A DISTANCE OF 53.39 FEET; TO THE SAID NORTHERLY LINE OF JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE;
THENCE SOUTH 44°29'00" WEST, ALONG SAID NORTHERLY LINE A DISTANCE OF 75 FEET TO THE POINT OR BEGINNING.

EXCEPTING THEREFROM THE SOUTHERLY 20 FEET FOR UTILITY MAINTENANCE EASEMENT PER PARCEL MAP RECORDED IN THE LINCOLN COUNTY NEVADA RECORDER'S OFFICE IN PLAT BOOK C, AT PAGE 82.

APN: 003-134-08

And more commonly known as 940 HOLT AVE, CALIENTE, NEVADA, NV 89008

APN: 003-131-08, 003-131-09, 003-134-07, 003-134-08

PROPERTY ADDRESS: 940 HOLT AVENUE, CALIENTE, NV 89008