

2011-685454 1/10/2011 5:04 PM PAGE: 1 OF 4  
BOOK: 790 PAGE: 443 FEES: \$17.00 DR. SUBORDINATION AGRI  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY WY CLERK

Recording requested by: LSI

~~When recorded return to:~~

Non Aqua Dept./A. Garcia  
2550 N. Red Hill Ave.  
Santa Ana, CA. 92705  
800-756-3524 ext. 5952

10502129

This Instrument Prepared by: AFTER RECORDING RETURN TO:  
Wells Fargo DOCUMENT PROCESSING SOLUTIONS, INC.  
P.O. Box 4149 MAC P6051-019 590 W. LAMBERT RD.  
Portland, OR 97208-4149 BREAA, CA 92821  
1-800-945-3056

Parcel/UPL# N/A 568421454027000

[Space Above This Line for Recording Data]

Account Number: XXX-XXX-XXX0275-1998

Reference Number: 7043066755

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

Effective Date: 11/23/2010

Owner(s): STEPHEN A THOMPSON  
KATHRYN M THOMPSON

Current Lien Amount: \$44,000.00.

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: 1549 HOLLY PONDS DR, SHERIDAN, WY 82801



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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.

STEPHEN A THOMPSON, AND KATHRYN M THOMPSON, HUSBAND AND WIFE (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) (the "Existing Security Instrument") given by the Owner, covering that real property, more particularly described as follows:

See Exhibit A

which document is dated the 11th day of April, 2003, which was filed in Book 517 at page 307 (or as No. 437837) of the Official Records in the Office of the Recorder of the County of SHERIDAN, State of Wyoming. The Existing Security Instrument secures repayment of a debt evidenced by a note or a line of credit agreement extended to STEPHEN A THOMPSON and KATHRYN M THOMPSON (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 \$200,459.00 (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.



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**SUBORDINATING LENDER:**

Wells Fargo Bank, N.A.

By

(Signature)

11/23/2010

Date

Barbara Edwards

(Printed Name)

Work Director

(Title)

**FOR NOTARIZATION OF LENDER PERSONNEL**

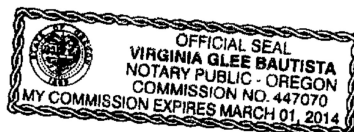
STATE OF Oregon,

COUNTY OF Washington } ss.

The foregoing Subordination Agreement was acknowledged before me, a notary public or other official qualified to administer oaths this 23 day of Nov, 2010, by Barbara Edwards, as Work Director of Wells Fargo Bank, N.A., the Subordinating Lender, on behalf of said Subordinating Lender pursuant to authority granted by its Board of Directors. S/he is personally known to me or has produced satisfactory proof of his/her identity.

Virginia Glee Bautista (Notary Public)

Virginia Glee Bautista





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**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

Lot 27, Holly Ponds Planned Unit Development, Unit Number Three, a subdivision in Sheridan County, Wyoming, filed in the office of the Sheridan County Clerk in Drawer H, Plat Number 38.

APN: 568421454027000

(Order Id # 10502129)