

Recording Requested By/Return To:

Wells Fargo Bank, N.A.
MAC N9410-046
2650 Wells Fargo Way
Minneapolis, MN 55467
1-877-852-1162

This Instrument Prepared by:

Wells Fargo Bank, N.A.
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2650 Wells Fargo Way
Minneapolis, MN 55467
1-877-852-1162

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SUBORDINATION AGREEMENT

Senior Lender: Wells Fargo Bank, N.A., its successors and assigns – 420 Montgomery St., San Francisco, CA 94104

Subordinating Lender: Township of West Orange

IN CONSIDERATION of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **“Subordinating Lender”** being the holder of a certain mortgage deed (**“Existing Security Instrument”**) made by Justina M. Thomson, recorded on December 14, 2005 in Official Record as #5183242, Book 10926 Page 452, for the property address at 12 Eagle Terrace, West Orange, NJ 07052, more specifically identified as Block 148, Lot 13 as shown on the current tax map for the Township of West Orange, in the amount of \$14,976.00 in the Recorder’s Office of Essex, NJ, upon the following premises to wit:

SEE EXHIBIT “A” ATTACHED AND MADE A PART THEREOF

For itself, its successors and assigns, **“Subordinating Lender”**, does hereby waive the priority of the **“Existing Security Instrument”**, in favor of a **“Senior Lender”** mortgage on the Property (the **“New Security Instrument”**), in an amount not to exceed \$99,920.00, to be recorded concurrently with this agreement. **“Existing Security Instrument”** shall be unconditionally subordinate to the **“New Security Instrument”**, in the same manner and with like effect as though the said later encumbrance had been executed and recorded prior to filing for record of the **“Subordinating Lender”** mortgage, but without in any manner releasing or relinquishing the lien of said earlier encumbrance upon said premises.

IN WITNESS WHEREOF, “**Subordinating Lender**”, has caused this Subordination to be executed by its duly authorized representative.

Effective as of this _____ day of _____, 2022.

By _____
(Signature)

(Printed Name)

(Title)

FOR NOTARIZATION OF LENDER PERSONNEL:

State of _____)

County of _____)

On the _____ day of _____, in the year 2022, before me the undersigned, personally appeared _____, who proved to me on the basis of satisfactory evidence, to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

I certify that the foregoing paragraph is true and correct.

Signature of Notary Public (Notary Seal)

My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: WFRREF20266473

The following described property:

Consists of the land and all the buildings and structures in the land in the Township of West Orange, County of Essex and State of New Jersey. The legal description is:

Beginning at a point in the Southeasterly line of Eagle Terrace distant Northeasterly along the same 290 feet from the intersection thereof with the Northeasterly line of Eagle Rock Avenue; thence

1. running South 56 degrees 44 minutes East along the Northeasterly line of other lands of George Smith 109.38 feet to the Northwesterly line of lands of Frank Markwith thence.
2. North 32 degrees 53 minutes 30 seconds East along said last mentioned line 60 feet to the Southwesterly line of other lands of George Smith; thence
3. North 56 degrees 44 minutes West along said last mentioned line 108.99 feet to the Southeasterly line of Eagle Terrace aforesaid and thence
4. South 33 degrees 16 minutes West along the said Southeasterly line of Eagle Terrace 60 feet to the point or place of beginning.

The property is also described on the attached Schedule A which description is drawn in accordance with a survey made by Keelan and Pica, dated November 17, 1989

Beginning at a point in the Southeasterly line of Eagle Terrace distant 290 .00 feet Northeasterly from its intersection with the Northeasterly line of eagle Rock Avenue, and running thence.

- (1) South 56 degrees 44 minutes East 109.38 feet; thence
- (2) North 32 degrees 53 minutes 30 seconds East 60.00 feet; thence
- (3) North 56 degrees 44 minutes West 108.99 feet; thence
- (4) South 33degrees 16 minutes West 60.00 feet, to the point or place of beginning.

The above description being drawn in accordance with a survey made by Keelan and Pica dated November 17, 1989

Being the same property conveyed to Justina M. Thomson, Unmarried by Bargain and Sale Deed from Ronald Thomson, dated October 23, 2001, recorded on December 6, 2001 as Book 5844, Page 792. Instrument 512680.

APN: Block: 148 Lot: 13

Commonly known as: 12 Eagle Terrace, West Orange, NJ 070525006