

Exhibit “A”

Commitment Number: OS3300-17036654

This instrument prepared by:

David Rappaport, 1700 Blue Jay Lane, Cherry Hill, New Jersey 08003, Bar Number 04411993 for Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

The following signature is an Electronic Signature authorized by New Jersey Statutes-Title 12A; "A record or signature may not be denied legal effect or enforceability solely because it is in electronic form" 12A: 12-7(a)



David Rappaport

Date Prepared: 01/16/2018

After Recording, Send To:
Title365/ Recording Department
345 Rouser Rd., Bldg 5, Suite 300, Coraopolis, PA 15108

SUBORDINATION OF MORTGAGE

This Subordination of Mortgage is Made By **The Township of West Orange** ("Mortgagee"), under the following circumstances:

A. Mortgagee is the holder of a Mortgage (the "Existing Mortgage") described as follows:

BORROWER: Vernon G. and Thelma C. Mitchell

LENDER: The Township of West Orange

DATE EXECUTED: 02/06/2013

DATE RECORDED: 05/09/2013

RECORDED AT: Instrument No. 13041017 in Book 12432 Page 5648, Essex County, New Jersey

AMOUNT: **\$35,000.00**

which is a lien on the real estate described below (the "Property").

The land hereinafter referred to is situated in the Township of West Orange, County of Essex, State of NJ, and is described as follows: Beginning at the corner formed by the intersection of the Northeasterly line of Eagle Rock Avenue with the Northwestern line of Forest Avenue from thence running (1) Along the Northeasterly line of Eagle Rock Avenue, 39 degrees 11 minutes West, 48.17 feet, thence (2) North 33 degrees 12 minutes East, 125.42 feet thence (3) South 56 degrees 48 minutes East, 45.91 feet to the Northwestern line of Forest Avenue, thence (4) Along the same, South 33 degrees 12 minutes West, 140 feet to the place of beginning. The above premises is further described in accordance with survey made by Richlan, Lupo & Associates, Inc, dated June 3, 2001. Beginning at the intersection of the present Northerly line of Eagle Rock Avenue and the Westerly line of Forest Avenue, thence running. (1) Along the present line of Eagle Rock Avenue, South 75 degrees 15 minutes 17 seconds West, 22.52 feet to a point in the present Northeasterly line of Eagle Rock Avenue; thence (2) Running along the same, North 58 degrees 06 minutes 21 seconds West 30.84 feet to a point, thence (3) North 33 degrees 12 minutes 00 seconds East, 125.42 feet to a point, thence (4) South 50 degrees 48 minutes 00 seconds East 45.91 feet to the Westerly line of Forest Avenue, thence (5) South 33 degrees 12 minutes 00 seconds West 108.00 feet to the point and place of beginning. Excepting therefrom the following described premises Parcel 305, as indicated on a map entitled "New Jersey Department of Transportation, Central Property Parcel Map, Eagle Rock Avenue at Conford Avenue and Forest Avenue, Showing Existing Right of Way and Parcels to be Acquired in the Township of West Orange, County of Essex Scale" as indicated April 1979. Being the same property conveyed from Ralph P. Dyer, an unmarried man to Vernon Mitchell and Thelma Mitchell, husband and wife by deed dated June 5, 2001 and recorded June 28, 2001 as Instrument No. 443505 in Book 5808 Page 600, of Official Records. APN: 22-00152- 17-00957--

Property Address: **589 Eagle Rock Avenue, West Orange, NJ 07052-2903**

B. Lender, **Nationstar Mortgage, LLC d/b/a Mr. Cooper ISAOA/ATIMA**, will be making a loan secured by a mortgage, in the maximum principal amount of \$210,800.00 (Two Hundred Ten Thousand Eight Hundred Dollars and Zero Cents), to Vernon G. and Thelma C. Mitchell as Borrower and ("New Mortgage"), which will be a is a lien on the Property.

C. As part of the consideration for Lender's agreement to make the loan secured by the New Mortgage, and to induce Lender to make that loan, Mortgagee has agreed to subordinate the lien of the Existing Mortgage to the lien of the New Mortgage, upon the terms and conditions set forth in this Agreement.

NOW THEREFORE, Mortgagee and Lender agree as follows:

1. Mortgagee hereby subordinates the lien of the Existing Mortgage to the lien of the New Mortgage; however, this subordination shall not otherwise affect the validity or priority of the Existing Mortgage.

2. This Subordination Agreement is made on the understanding that Mortgagee shall not be responsible for any of the obligations of Borrower contained in or secured by the New Mortgage.

3. This Subordination Agreement shall be binding upon and inure to the benefit of Lender and Mortgagee and their respective successors and assigns.

Executed this ____ day of _____, 2018

The Township of West Orange

By: _____

Its: _____
MORTGAGEE

Witness

Printed Name of Witness

STATE OF _____
COUNTY OF _____

I CERTIFY that on _____, 20 _____,

_____ personally came before me and stated to my satisfaction that this person (or if more than one, each person):

(a) was the maker of the attached Subordination of Mortgage;

(b) was authorized to and did execute this Subordination of Mortgage as _____ its _____ on behalf of **The Township of West Orange** of the entity named in this Subordination of Mortgage

(Print name and title below signature)