

SUBORDINATION AND PARTIAL RELEASE OF UTILITY EASEMENT

DATE: [Date]

LENDER/HOLDER: [Name of Institution Holding Mortgage/Lien]

BORROWER/GRANTOR: [Name of Property Owner]

GRANTEE: [Name of Utility Company/Entity Receiving Easement]

LEGAL DESCRIPTION OF PROPERTY: [Insert Full Legal Description or Reference Exhibit A]

RECORDING REFERENCE: [Insert Deed of Trust/Mortgage Recording Info: Book/Page/Instrument Number]

1. PARTIAL RELEASE

For valuable consideration, the receipt of which is hereby acknowledged, Lender hereby releases from the lien of the Security Instrument described above only that specific portion of the Property described in the attached **Exhibit B** (the "Easement Area"), solely for the purpose of granting a utility easement to Grantee.

2. SUBORDINATION

Lender hereby subordinates the priority of its lien and interest in the Property to the rights and interests granted to Grantee under the Utility Easement Agreement dated [Date of Easement], recorded or to be recorded in the official records of [County/State].

3. LIMITATION

This Partial Release and Subordination applies only to the Easement Area and the specific utility rights granted therein. All other portions of the Property shall remain subject to the lien of the Security Instrument, and the terms of the Security Instrument remain in full force and effect except as expressly modified herein.

4. BINDING EFFECT

This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

SIGNATURES:

[Name of Authorized Representative]

[Title]

[Lender Name]

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this ____ day of _____, 20____, before me personally appeared [Name of Representative], to me known to be the person described in and who executed the foregoing instrument.

Notary Public

My Commission Expires: [Date]