

WHEN RECORDED RETURN TO:  
University Federal Credit Union  
3450 South Highland Drive, Suite #101  
Salt Lake City, UT 84106

13457873  
11/12/2020 9:55:00 AM \$40.00  
Book - 11058 Pg - 5765-5767  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
TITLE GUARANTEE - FORT UNION  
BY: eCASH, DEPUTY - EF 3 P.

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## SUBORDINATION AGREEMENT

WHEREAS, **Heather A. Greenwall** did execute and delivered a Trust Deed (Secured Open-End Credit – Under a Revolving Credit Line), dated **September 3, 2020**, to **UNIVERSITY FEDERAL CREDIT UNION**, as FILER, to secure a Trust Deed (Secured Open-End Credit – Under a Revolving Credit Line), dated **September 3, 2020**, in favor of **UNIVERSITY FEDERAL CREDIT UNION**, as Beneficiary or Secured Party, and was recorded, as Entry No. **13386662** in Book 11014, at Page **9844** in the Official Records of the **Salt Lake County Recorder**, referred to as:

### PARCEL 1:

All of Lot 15, Silver Hawk Subdivision No. 2, according to the Official Plat thereof, recorded in the Office of the County Recorder of Salt Lake County, State of Utah.

Together with the following described Right-of-Way; beginning at a point which lies West 320.67 feet and North 933.74 feet from the Center of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 82°00'00" East 15.55 feet to a point (radius point bears North 64°05'08" East) on a 46.06 foot radius curve to the right; thence Northwesterly 8.37 feet along said curve (chord bearing North 20°42'31" West) to a point of tangency; thence North 15°30'00" West 20.00 feet to a point of curve; thence Easterly 44.35 feet along a 26.00 foot radius curve to the right (chord bearing North 33°22'05" East) to a point (radius point bears South 7°45'49" East) on said 26.00 foot radius curve; thence South 14°26'27" East 54.10 feet; thence South 15°30'00" East 260.54 feet to a point of curve; thence Southerly 11.98 feet along a 15.00 foot radius curve to the left to a point (radius point bears South 28°43'44" West) on a 50.00 foot radius curve to the left (said point lies on the North line of Silver Hawk Drive); thence Westerly 59.73 feet along said 50.00 foot radius curve to a point (radius point bears 39°42'55" East) on said 50.00 foot radius curve to a point (radius point bears North 39°42'55" West) on a 15.00 foot radius curve to the left; thence Northeasterly 17.22 feet along said 15.00 foot radius curve to a point of tangency thence North 15°30'00" West 254.03 feet to the point of beginning.

Together with that private street known as Silver Hawk Drive as shown on the recorded plat of Silver Hawk No. 2.

Tax Serial No. 22-14-178-018

### PARCEL 2:

Part of the Northwest Quarter of Section 14, Township 2 South, Range 1 East, Salt Lake Base and Meridian.

Beginning at the Northeast corner of Lot 15, Silver Hawk Subdivision No. 2, as recorded in the Salt Lake County, Utah Recorders Office and running thence North 87°09'36" East 10.38 feet; thence South 18°30'00" East 215.21 feet to the East line of said Lot 15; thence North 50°30'00" West 18.87 feet along said East line; thence North 18°30'00" West 202.01 feet along said East line to the point of beginning.

Tax Serial No. 22-14-178-029

WHEREAS, the Owner, has executed, or is about to execute, a Deed of Trust and Note not to exceed \$334,000.00, dated OCTOBER 27, 2020, to Title Guarantee, A Title Insurance Agency, as Trustee, in favor of AMERICAN PACIFIC MORTGAGE CORP, hereinafter referred to as "Lender," payable with interest and upon the terms and conditions described therein, which Deed of Trust is to be recorded concurrently herewith, or has recorded 11/10/2020, as Entry No. 13456278, in Book 11057, at Page 6181 - 6195, in the official records of said County; and

WHEREAS, UNIVERSITY FEDERAL CREDIT UNION encumbers the property with a DEED OF TRUST; and

WHEREAS, it is necessary that the financing of Lender be secured by a Trust Deed on the property with priority **ahead** of UNIVERSITY FEDERAL CREDIT UNION'S DEED OF TRUST.

Now, therefore, for good and valuable consideration received, UNIVERSITY FEDERAL CREDIT UNION does hereby certify and declare that the lien hereby be made second and subordinate to the lien of the Lender.

WITNESS the hand of said Beneficiary, this 9 day of Nov, 2017 2020

[Signature]  
BY: Katie Bott  
ITS: AVP of Real Estate

STATE OF Utah  
COUNTY OF Salt Lake SS.

The foregoing instrument was acknowledged before me this 9 day of November, 2020 by Katie Bott who being by me duly sworn did say that he/she is the AVP of Real Estate of UNIVERSITY FEDERAL CREDIT UNION, a corporation, and that he/she/they executed the within instrument on behalf of said corporation by authority of a resolution of its board of directors and duly acknowledged to me that said corporation executed the same.

[Signature]  
NOTARY PUBLIC  
Commission Expires: 10/1/22  
Residing at: SLEUT

