

Ent#: 242616 Bk762 Pg504
Date: 31-Jul-2020 03:05 PM
Fee: \$40.00 ACH
Filed by: NMB
REED D HATCH, RECORDER
SANPETE COUNTY CORPORATION
For: First American - Bountiful
23-19-1E

WHEN RECORDED MAIL TO:
InterCap Lending Inc.
ATTN: Final Document Department
11781 South Lone Peak Parkway, Suite 200
Draper, UT 84020

LOAN #: 5142056040

**UTAH HOUSING CORPORATION
SUBORDINATE DEED OF TRUST (MERS)**

MIN: MIN: 1005905-0000064185-5
MERS PHONE #: 1-888-679-6377

THIS DEED OF TRUST is made on July 30, 2020 between SPENCER I KING AND
MARISSA M KING, HUSBAND AND WIFE AS JOINT TENANTS

FIRST AMERICAN TITLE INSURANCE COMPANY

("Borrower"),

Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors or assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P. O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS, ("Beneficiary"), and InterCap Lending Inc.

("Lender").

UHC Form 040A
Rev 08/08/18
Ellie Mae, Inc.

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LOAN #: 5142056040

Borrower owes the Lender the sum of **EIGHT THOUSAND FOUR HUNDRED FORTY TWO AND NO/100**

(**\$8,442.00**) evidenced by a Subordinate Note ("Note") dated the same date as this Subordinate Deed of Trust. This Subordinate Deed of Trust secures (a) the repayment of the debt evidenced by the Note, with interest, and (b) the repayment of all sums advanced by the Lender to enforce the Note.

Borrower Irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described real property located in **Sanpete** County, Utah ("Property")
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".
APN #: 3346X7

which has an address of **150 N 100 E, Centerfield** [City]
Utah 84622 ("Property Address").
Zip Code

TOGETHER WITH all improvements hereafter erected on the Property, and all easements, rights of way, appurtenances, rents, royalties, mineral, oil, and gas rights and profits, income, water appropriations, rights and stock and all fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Subordinate Deed of Trust. Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

This Subordinate Deed of Trust is subordinate in all respects to a Deed of Trust (the "Senior Deed of Trust") which is amended by a Rider to Deed of Trust (the "Rider to Deed of Trust") encumbering the Property and which secures that certain note (the "Senior Note") dated the same date as this Subordinate Deed of Trust.

Lender may require immediate payment in full of all sums secured by this Subordinate Deed of Trust if:

- 1. Lender requires immediate payment in full of the Senior Note because Borrower is in default under the Senior Note, the Senior Deed of Trust, or the Rider to Deed of Trust;
- 2. Lender requires payment in full of the Senior Note because all or part of the Property is transferred or occupied in violation of the terms of the Senior Deed of Trust or the Rider to Deed of Trust;
- 3. Borrower transfers all or part of the Property, whether or not in violation of the Senior Deed of Trust or the Rider to Deed of Trust;

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- 4. Borrower is in default under the Subordinate Note or this Subordinate Deed of Trust; or
- 5. The Senior Note is prepaid prior to its maturity date (as defined in the Senior Note).


If circumstances occur which would permit Lender to require immediate payment in full, but Lender does not require such payment, Lender does not waive its rights with respect to subsequent events.

Lender shall be entitled to collect all expenses incurred in pursuing its remedies, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

The proceeds of any award or claim for damages, direct or consequential, in connection with condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Subordinate Note and this Subordinate Deed of Trust, subject to the rights of Lender under the Senior Deed of Trust.

Borrower requests that any notice to the Borrower hereunder be mailed by first class mail to the Property Address. Lender requests that any notice to the Lender be mailed by first class mail to the principal offices of Lender described above, or any address Lender designates by notice to Borrower.

Any restrictions on conveyance in any loan document or deed of trust will automatically terminate if title to the mortgaged property is transferred by foreclosure or deed-in-lieu of foreclosure, or if the mortgagee is assigned to the Secretary of HUD.


SPENCER KING _____ 7-30-20 (Seal)
DATE


MARISSA M KING _____ 7-30-20 (Seal)
DATE



STATE OF UTAH)

COUNTY OF Sanpete)

On this 30th day of July, in the year 2020, before me

Angie Parish, a notary public, personally appeared
(notary public)

SPENCER I KING AND MARISSA M KING, HUSBAND AND WIFE AS JOINT TENANTS

proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed in this document and acknowledged (as she/they) executed the same.



Angie Parish
Notary Signature

MORTGAGE LOAN ORIGINATOR: Jessica Phair
NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER:
290852
MORTGAGE LOAN ORIGATION COMPANY: Intercap Lending Inc.
NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER:
190465



EXHIBIT 'A'

File No.: **331-6062436 (LR)**

Property: **150 North 100 East, Centerfield, UT 84622**

BEGINNING 7.94 CHAINS NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 88°30' EAST 126.98 FEET; THENCE NORTH 1°45' EAST 111.21 FEET; THENCE NORTH 88°45' WEST 243.47 FEET; THENCE SOUTH 1°45' WEST 110.75 FEET, MORE OR LESS, TO A POINT NORTH 88°30' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88°30' EAST 116.49 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. IN SECTION 28 AND SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. LESS AND EXCEPTING THEREFROM PROPERTY CONVEYED IN QUIT CLAIM DEED RECORDED AS ENTRY NO. 63014 IN BOOK 426 AT PAGE 232.

(APN: 3346X7)

A.P.N. 3346X7