

2nd RECORDING
ENT 63853:2019 PG 1 of 4
Jeffery Smith
Utah County Recorder
2019 Jul 10 03:05 PM FEE 40.00 BY MG
RECORDED FOR United West Title
ELECTRONICALLY RECORDED

UHC Form 040A
Rev. 7/05/18

UV-9753

WHEN RECORDED MAIL TO:

Utah Housing Corporation
2479 South Lake Park Blvd
West Valley City, UT 84120

~~ENT 46005:2019 PG 1 of 3
Jeffery Smith
Utah County Recorder
2019 May 23 04:18 PM FEE 40.00 BY CS
RECORDED FOR United West Title
ELECTRONICALLY RECORDED~~

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

MIN: 100602350003913406

THIS DEED OF TRUST is made on May 23rd, 2019 between _____
Derek Beutler ("Borrower"),
United West Title Insurance Agency, Inc. ("Trustee"),

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 Northpointe Bank ("Lender").

Borrower owes the Lender the sum of Fifteen Thousand and No/100 dollars (\$ 15,000.00) 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 Utah County, Utah ("Property")

which has an address of 1325 E Rachel Way
Eagle Mountain, Utah 84005 ("Property Address")
City 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;

** Document is being re-recorded to add the name of the Trustee



- 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;
- 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).

The restrictions will automatically terminate if title to the mortgaged property is transferred by foreclosure or deed-in-lieu of foreclosure, or if the mortgage is assigned to the Secretary.

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.

Derek Beutler

Name of Borrower

Derek Beutler

Borrower's Signature

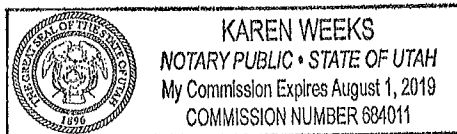
Derek Beutler

Name of Borrower

Borrower's Signature

STATE OF UTAH)
) ss
COUNTY OF Utah)

On this 23 day of May, in the year 2019, before me Karen Weeks, a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed in this document, and acknowledged (he/she/they) executed the same.



Karen Weeks
Notary Signature

(Notary Seal)

Mortgage Loan Originator: **Jeff Savage**
Nationwide Mortgage Licensing System and Registry Identification Number: **201909**
Mortgage Loan Origination Company: **Northpointe Bank**
Nationwide Mortgage Licensing System and Registry Identification Number: **447490**

STATE OF UTAH)
)
:ss
COUNTY OF UTAH)

On July 10, 2019 , personally appeared before me, Derek Beutler , the signer(s) of the within instrument, who duly acknowledged to me that he executed the same.



Karen Weeks

Notary Public

EXHIBIT "A"

UW-9753A

Lot 142, HARMONY PHASE "A", PLAT 1 SUBDIVISION, according to the Official Plat thereof as recorded in the Office of the UTAH County Recorder, State of Utah.