

00765917 B: 1542 P: 1558

B: 1542 P: 1558 Fee \$40.00

Carri R. Jeffries, Iron County Recorder - Page 1 of 3

04/01/2021 03:51:06 PM By: SOUTHERN UTAH TITLE COMPANY OF CEDAR CITY

WHEN RECORDED MAIL TO:

Southern Utah Title Company of Cedar City
210 North 300 West Suite 100
Cedar City, UT 84721

Order No. 55675 - JW

Tax I.O. No. B-1135-0003-0000 and B-1135-0079-0001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**REAL PROPERTY
SUBORDINATION AGREEMENT**

This Real Property Subordination Agreement dated March 5, 2021 ("Agreement") is made and executed by Zions Bancorporation, N.A. dba Zions First National Bank f/k/a ZB, N.A. dba Zions First National Bank ("Zions").

As of the date of this Agreement, Forte Corporation ("Borrower") is currently indebted to Zions and entered into a Loan secured by, among other loan documents, a Uniform Commercial Code Financing Statement, Form UCC-1, recorded in the Iron County Recorder's Office in Book 1349 at Page 602 as Entry Number 00686000 ("Zions' Lien") against the real property more particularly described as follows:

See Exhibit 'A' Attached Hereto and By This Reference Made a Part Hereof.

Parcel 1:

All of Lot Twelve (12), W.H. LEIGH SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Iron County, State of Utah.

Parcel 2:

Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 22, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 0°13'45" East 100.00 feet along the Section line; thence South 89°42'00" West 258.70 feet to a point on the Easterly line of Fir Street; thence North 0°16'00" West 40.61 feet; thence Northeasterly along the arc of a curve to the right, having a radius of 168.00 feet, a distance of 60.74 feet; thence North 89°42' East 247.5 feet to the point of beginning.

Tax I.D. No. B-1135-0003-0000 and B-1135-0079-0001 (the "Real Property").

Borrower and State Bank of Southern Utah desire Zions to subordinate Zions' Lien on the Real Property to mortgage lien to be entered into by Borrower with State Bank of Southern Utah in the amount not to exceed \$ 2,674,702.00, plus accrued interest. Zions hereby agrees Zions' Lien on the Real Property is subordinate, inferior, and junior in priority only to the security interest of State Bank of Southern Utah's real property mortgage lien to be recorded against the Real Property.

This Agreement is dated March 5, 2021.

Zions Bancorporation, N.A. dba Zions First National Bank

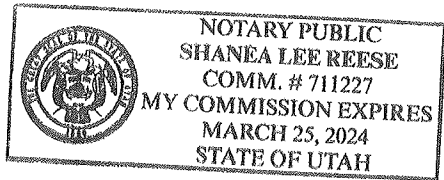

By: Dan Lewkes
Its: Vice President

LENDER ACKNOWLEDGMENT

STATE OF UTAH)
 : ss.
COUNTY OF IRON)

On this 25 day of March 2021, before me, the undersigned Notary Public, personally appeared Dan Jewkes and known to me to be the VP, authorized agent for ZIONS BANCORPORATION, N.A. dba ZIONS FIRST NATIONAL BANK ("Zions") that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of ZIONS, duly authorized by ZIONS through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of ZIONS.

NOTARY PUBLIC *Shanea L Reese*



Order No. 55675 - BM
Tax I.D. No. B-1135-0003-0000 and B-1135-0079-0001

EXHIBIT "A"

Parcel 1:

All of Lot Twelve (12), W.H. LEIGH SUBDIVISION, according to the Official Plat thereof on file in the Office of the Recorder of Iron County, State of Utah.

Parcel 2:

Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 22, Township 36 South, Range 11 West, Salt Lake Base and Meridian; thence South 0°13'45" East 100.00 feet along the Section line; thence South 89°42'00" West 258.70 feet to a point on the Easterly line of Fir Street; thence North 0°16'00" West 40.61 feet; thence Northeasterly along the arc of a curve to the right, having a radius of 168.00 feet, a distance of 60.74 feet; thence North 89°42' East 247.5 feet to the point of beginning.

Parcels 1 and 2 is also described as shown on that certain ALTA/ACSM Land Title Survey prepared by Watson Engineering Company, Inc., filed August 31, 2015 and designated as WEC Project No. 15-1656, last revised December 7, 2015, and being more particularly described as follows:

Beginning at the Northeast Corner of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) of Section 22, Township 36 South, Range 11 West, Salt Lake Meridian; thence South 00°13'51" East (South 00°13'45" East record) 100.00 feet along the Section line; thence South 89°41'54" West (South 89°42'00" West record) 258.70 feet to a point on the Easterly line of Fir Street; thence along the Easterly line of Fir Street as follows: thence North 00°16'06" West (North 00°16'00" West record) 40.61 feet to a curve to the right; thence Northeasterly along the arc of said curve to the right, having a radius of 168.00 feet, a distance of 134.54 feet, Delta angle of 45°43'04"; thence North 45°36'54" East 247.00 feet (North 45°37'00" East 247.50 feet record); thence along the arc of a curve to the left, having a radius of 100.00 feet, a distance of 80.07 feet (80.08 feet record), Delta Angle of 45°52'43"; thence departing said Fir Street, South 00°16'06" East (South 00°16'00" East record) 304.80 feet to the point of beginning.
