

WHEN RECORDED MAIL TO:  
**Academy Mortgage Corporation**  
Final Docs Department  
339 West 13490 South  
Draper, UT 84020

12647576  
10/30/2017 12:29:00 PM \$18.00  
Book - 10614 Pg - 2124-2128  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 5 P.

LOAN #: 5308533

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

MIN: 1000608-2100266490-6  
MERS PHONE #: 1-888-679-6377

THIS DEED OF TRUST is made on **October 26, 2017**  
**OLIVER- PENA AND JUAN FLORES JR, JOINT TENANTS**

between **MEGHANN**

("Borrower"),

**First American Title**

("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 **Academy Mortgage Corporation**

("Lender").

UHC Form 040A  
Rev 07/15  
Ellie Mae, Inc.

Page 1 of 4

I0826UTMD 0815  
I0826UTMD (CLS)  
10/25/2017 01:20 PM PST



**Ent 12647576 BK 10614 PG 2124**

**LOAN #: 5308533**

Borrower owes the Lender the sum of **NINE THOUSAND FOUR HUNDRED TWENTY SIX AND NO/100** \*\*\*\*\* dollars ( **\$9,426.00** ) 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 **Salt Lake** County, Utah ("Property")  
**SEE ATTACHED LEGAL DESCRIPTION.**  
**APN #: 15-35-326-199-0000**

which has an address of **3780 S Carlisle Park Place Unit 2, South Salt Lake** [City]  
Utah **84119** ("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;



**LOAN #: 5308533**

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).

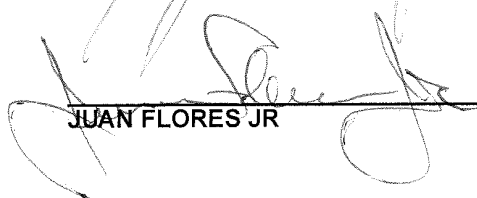
If circumstances occur which would permit Lender to require immediate payment in full, but Lender does not require such payment, Lender does not waive its rights with respect to subsequent events.

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.

  
\_\_\_\_\_  
MEGHANN OLIVER- PENA 10/26/2017 (Seal)  
DATE

  
\_\_\_\_\_  
JUAN FLORES JR 10/26/2017 (Seal)  
DATE



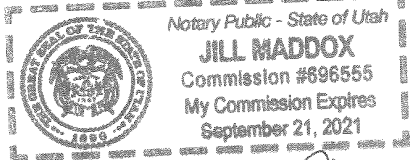
LOAN #: 5308533

STATE OF UTAH

)  
) ss  
)

COUNTY OF **Salt Lake**

Subscribed and sworn to before me this 26th day of October, 2017.



My Commission Expires: 9-21-21

\_\_\_\_\_  
Notary Public

Residing at: Salt Lake

**MORTGAGE LOAN ORIGINATOR: Char Golay**  
**NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER:**  
**236198**

**MORTGAGE LOAN ORIGATION COMPANY: Academy Mortgage Corporation**  
**NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER:**  
**3113**



**EXHIBIT "A "**

Escrow No. **063-5874456 (jrm)**

A.P.N.: **15-35-326-199-0000**

UNIT 197, CONTAINED WITHIN THE RIVER RUN CONDOMINIUMS PHASE 6, A UTAH CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON SEPTEMBER 10, 1998 IN SALT LAKE COUNTY, AS ENTRY NO. 7082360, IN BOOK 98-9P OF PLATS, AT PAGE 245 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED ON APRIL 17, 1997 IN SALT LAKE COUNTY, AS ENTRY NO. 6622090 IN BOOK 7645 AT PAGE 1529 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.