

Subordination Agreement Page 1 of 3  
Gary Christensen Washington County Recorder  
07/07/2025 04:05:25 PM Fee \$40.00 By  
SOUTHERN UTAH TITLE COMPANY

**RECORDING REQUESTED BY:**  
State Bank of Southern Utah

**AND WHEN RECORDED MAIL TO:**  
State Bank of Southern Utah  
720 West State  
Hurricane, UT 84737

Order No. 235342  
Tax I.D. No. H-3-2-3-449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## SUBORDINATION AGREEMENT

THE UNDERSIGNED, State Bank of Southern Utah as the BENEFICIARY under a Trust Deed dated January 1, 2025 executed by Sean R. Reddish and Marci Ann Pepper Reddish, AKA Pepper Reddish as Trustors, in favor of State Bank of Southern Utah, as Trustee, and State Bank of Southern Utah as Beneficiary, in the principal amount of \$50,000.00, plus accrued interest, recorded January 2, 2025 and Doc No. 20250000157, which covers the real property more particularly described below, does hereby Subordinate and make junior the said Trust Deed and the Note secured thereby hereby (collective the "Lien") to a loan dated July 3rd, 2025, executed by Sean R. Reddish and Marci Ann Pepper Reddish, AKA Pepper Reddish as Trustors, in favor of State Bank of Southern Utah as Beneficiary, in the amount of \$250,000.00 plus accrued interest, recorded concurrently herewith.

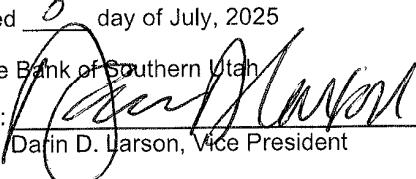
The said Beneficiary understands that the Lien is being Subordinated hereby to said loan dated July 3rd, 2025, executed by Sean R. Reddish and Marci Ann Pepper Reddish, AKA Pepper Reddish, as Trustors, in favor of State Bank of Southern Utah, as Beneficiary, in the amount of \$250,000.00 plus accrued interest, which new loan shall have precedence and prior right over the Lien being Subordinated herewith:

The Real Property described on said Subordinated Trust Deed is more particularly described as follows, being situated in Washington County, State of Utah:

See Attached Exhibit "A"

Dated 3<sup>rd</sup> day of July, 2025

State Bank of Southern Utah

By:   
Darin D. Larson, Vice President

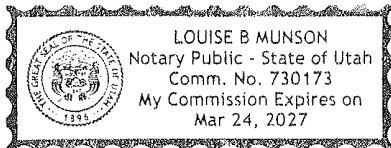
See attachment for notary acknowledgment.

Notary acknowledgment attachment to that certain Subordination Agreement executed by State Bank of Southern Utah grantor(s), to Sean R. Reddish and Marci Ann Pepper Reddish grantee(s)

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STATE OF Utah )  
:ss.  
COUNTY OF Washington )

On the 3 day of July, 2025, personally appeared before me, Darin D. Larson, who being by me duly sworn, did say that the said Darin D. Larson is the Vice President of State Bank of Southern Utah, and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by a resolution of its board of directors) and Darin D. Larson duly acknowledged to me that said corporation executed the same.



Louise B. Munson  
NOTARY PUBLIC

My Commission Expires: 3/24/27

Attachment to that certain Subordination Agreement executed by State Bank of Southern Utah grantor(s), to Sean R. Reddish and Marci Ann Pepper grantee(s).

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**EXHIBIT "A"**

COMMENCING AT THE SOUTHWEST CORNER OF LOT TWENTY-ONE (21), BLOCK 6, HURRICANE FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, STATE OF UTAH; THENCE S89°50'56" E ALONG THE SOUTH LOT LINE, 13.50 FEET AND N00°14'58" E ALONG THE EAST RIGHT-OF-WAY LINE OF 920 WEST, 118.80 FEET TO THE POINT OF BEGINNING; THENCE N00°14'58" E ALONG SAID RIGHT-OF-WAY, 145.00 FEET TO THE SOUTH BOUNDARY LINE OF THE REDDISH SUBDIVISION; THENCE S89°50'56" E ALONG SAID BOUNDARY LINE, 316.80 FEET TO THE EAST LOT LINE OF LOT 21; THENCE S00°15'04" W ALONG SAID LOT LINE, 145.00 FEET THENCE N89°50'56" W 316.79 FEET TO THE POINT OF BEGINNING.

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Initials MR/MAR