



PREPARED BY:
AIMEE TURBIN
ACADEMY MORTGAGE CORPORATION
1220 EAST 7800 SOUTH
SANDY, UT 84094
(801) 233-3700

E# 2725454 PG 1 OF 2
Leann H. Kilts, WEBER COUNTY RECORDER
10-Mar-15 0322 PM FEE \$12.00 DEP SY
REC FOR: EAGLE GATE TITLE INSURANCE AGENCY
ELECTRONICALLY RECORDED

WHEN RECORDED MAIL TO:
ACADEMY MORTGAGE CORPORATION
1220 EAST 7800 SOUTH
SANDY, UT 84094
(801) 233-3700
ATTN: CLOSING DEPARTMENT

**UT065682ARU UTAH HOUSING CORPORATION
SUBORDINATE DEED OF TRUST (MERS)**

OSTRUP
Loan #: 2550546
MIN: 100060800025505460
PIN: 15-294-0001 *15076*

THIS DEED OF TRUST is made on MARCH 9, 2015 between JOSH OSTRUP AND KELSEY OSTRUP, HUSBAND AND WIFE, AS JOINT TENANTS ("Borrower"), EAGLE GATE 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 PO Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS, ("Beneficiary"), and ACADEMY MORTGAGE CORPORATION, ("Lender").

Borrower owes the Lender the sum of FIVE THOUSAND FIVE HUNDRED FORTY-EIGHT AND 00/100 dollars (\$5,548.00), 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 WEBER County, Utah ("Property")
ALL OF LOT 1, PLAIN VIEW SUBDIVISION, WEBER COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.
which has an address of 3375 WEST 1975 NORTH, PLAIN CITY, Utah 84404 ("Property Address").

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;



2550546

UHC Form 040A
Rev. 01/14

- 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.

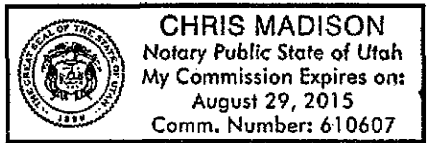
Borrower requests that any notice to the Borrower hereunder be mailed by first class mail to the Property Address. Lender requests that any notice to the Lender be mailed by first class mail to the principal offices of Lender described above, or any address Lender designates by notice to Borrower.

[Signature] 3/9/15
 - BORROWER - JOSE OSTRUP - DATE -
[Signature] 3/9/15
 - BORROWER - KELSEY OSTRUP - DATE -

STATE OF UTAH
 COUNTY OF Wasatch } ss
 Subscribed and sworn to before me this 9 day of March, 2015

[Signature]

Notary Public



My Commission Expires: 8-29-15 Residing at: Jeff Leiker

MORTGAGE LOAN ORIGINATOR JEFF CAMPBELL
 NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER
 201075
 MORTGAGE LOAN ORIGINATION COMPANY ACADEMY MORTGAGE CORPORATION
 NATIONWIDE MORTGAGE LICENSING SYSTEM AND REGISTRY IDENTIFICATION NUMBER
 3113