



W2746345

UHC Form 040A
Rev. 01/14

WHEN RECORDED, MAIL TO:
SUN VALLEY MORTGAGE SERVICES, LLC
942 EAST CHAMBERS STREET #10
SOUTH OGDEN, Utah 84403
Attn.: SHIPPING DEPT./DOC. CONTROL

E# 2746345 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
17-Jul-15 1150 AM FEE \$14.00 DEP DS
REC FOR: MAGELLAN TITLE
ELECTRONICALLY RECORDED

UTAH HOUSING CORPORATION SUBORDINATE DEED OF TRUST (MERS)

MIN: 1007093-0009113909-3
MERS TELEPHONE: (888) 679-6377
FAX: 415-584-2500

THIS DEED OF TRUST is made on July 8, 2015, between PERRY MORGAN MILLS, A MARRIED MAN ("Borrower"), MAGELLAN 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 SUN VALLEY MORTGAGE SERVICES, LLC ("Lender").

Borrower owes the Lender the sum of Six Thousand Five Hundred And 00/100 (\$6,500.00), 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")

LOT 14, LAKESIDE PARK SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE 08-117-0014-08.

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which has an address of 2642 West 4400 South
Roy [City], Utah [State], 84067 [Zip Code] ("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;
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
SUN VALLEY MORTGAGE SERVICES, LLC NMLS: 2148

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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.

Perry Morgan Mills

Name of Borrower

Borrower's Signature

STATE OF UTAH

)

COUNTY OF Salt Lake

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Subscribed and sworn to before me this 9 day of July, 2015.

~~Notary Public~~

My Commission Expires: 4.17.17

Residing at: Salt Lake

