



W2749803

E# 2749803 PG 1 OF 3
Leann H. Kilts, WEBER COUNTY RECORDER
06-Aug-15 0455 PM FEE \$14.00 DEP DB
REC FOR: FIRST AMERICAN - SOUTH OGDEN
ELECTRONICALLY RECORDED

After recording please return to:

Community Investment Department
Federal Home Loan Bank of Des Moines
Western Office
1001 Fourth Avenue, Suite 2600
Seattle, WA 98154

File # 5716207
Tax ID# 05-063-0002


FEDERAL HOME LOAN BANK OF DES MOINES

Trust Deed and Retention Agreement

THIS TRUST DEED AND RETENTION AGREEMENT ("Agreement") is made this 5th day of AUGUST, 2015, between: ISABEL ZAMBRANO ("Trustor"), whose address is 698 36th STREET, OGDEN, UT 84403; and Wasatch Peaks Federal Credit Union ("Trustee"), whose address is 4723 Harrison Blvd, Ogden, UT 84403; and the Federal Home Loan Bank of Des Moines ("Beneficiary") whose address is 1001 Fourth Avenue, Suite 2600, Seattle, Washington 98154.

TRUST DEED PROVISIONS. Trustor irrevocably grants, bargains, sells and conveys to Trustee in Trust, with power of sale, the following described real property ("Property") in WEBER County, Utah:

THE EAST 60 FEET OF LOTS 27, 28, 29 AND 30, BLOCK 2, EMERSON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WEBER COUNTY RECORDER'S OFFICE.

Tax Account Number: 05-063-0002 

HomeStart Program No. or AHP Project No.: 2014C12314

This Agreement is for the purpose of securing performance of Trustor's agreements set forth herein. Trustee shall reconvey the Property to the person entitled thereto on written request of Trustor and Beneficiary, or upon satisfaction of Trustor's obligations and written request for reconveyance made by Beneficiary or the person entitled thereto. Beneficiary shall not be obligated to initiate any reconveyance requests; in the event Trustor desires reconveyance, Trustor shall initiate that process by written request submitted to Beneficiary. The Deed of Trust provisions of this Agreement secure Trustor's performance of the Retention Agreement provisions of this Agreement (set forth below); there is no separate promissory note or other instrument secured hereby. This Agreement is entered into in connection with a conditional grant, not a loan, and if Trustor fully performs the obligations set forth in the Retention Agreement through the end of the below-defined Retention Period, no payments are due from Trustor to Beneficiary during the Retention Period or thereafter, and reconveyance shall not be conditioned on any payment by Trustor; provided that Trustor shall be responsible for payment of any and all third-party fees and costs associated with any reconveyance or reconveyance request. Upon default by Trustor in the performance of any agreement contained herein and upon written request of Beneficiary, Trustee shall sell the Property at public auction to the highest bidder. Any person except Trustee may bid at Trustee's sale. Trustee shall apply the proceeds of the sale as follows: (1) to the expense of the sale, including a reasonable Trustee's fee and attorney's fee; (2) to the obligation secured by this Agreement; (3) the surplus, if any, shall be distributed to the persons entitled thereto. Trustee shall deliver to the purchaser at the sale its deed, without warranty, which shall convey to the purchaser the interest in the Property that Trustor had the power to convey.

Federal Home Loan Bank of Des Moines – Affordable Housing Program
AHP Homeownership/HomeStart-Utah (Rev. June 2015)

REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when obligation has been met.

TO: TRUSTEE,

The undersigned is the legal owner and holder of the indebtedness secured by the Trust Deed and Retention Agreement between _____, as Trustor, and the Federal Home Loan Bank of Des Moines, as Beneficiary, dated _____, 20____, and recorded on _____, 20____, in book _____ of _____ on page _____ (or under Recording No. _____). Said indebtedness has been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Trust Deed and Retention Agreement, to cancel all evidences of indebtedness secured by said Trust Deed and Retention Agreement and to reconvey, without warranty, to the parties designated by the terms of said Trust Deed and Retention Agreement, all the estate now held by you thereunder.

Mail Reconveyance to:

Community Investment Department
Federal Home Loan Bank of Des Moines
Western Office
1001 Fourth Avenue, Suite 2600
Seattle, WA 98154

FEDERAL HOME LOAN BANK OF DES MOINES

By: _____

Its: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know that _____ is the person who appeared before me, and said person acknowledged that _____ signed this request for reconveyance, on oath stated that _____ was authorized to execute the request for reconveyance and acknowledged it as the _____ of the Federal Home Loan Bank of Des Moines to be the free and voluntary act of such party for the uses and purposes stated therein.

Date: _____ Name: _____

Notary Public, State of Washington

Residing at: _____

My Commission expires: _____