



\*W2963121\*

WHEN RECORDED MAIL TO:  
Cottonwood Title Insurance Agency, Inc.  
1536 N Woodland Park Dr, Ste 200  
Layton, UT 84041

E# 2963121 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
29-Jan-19 0336 PM FEE \$14.00 DEP DAC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

File No.: 109592-JMP

### SUBORDINATION AGREEMENT

The undersigned Larry and Sherry Powers Family Limited Partnership is the beneficiary under a Deed of Trust dated December 3, 2018 and recorded December 4, 2018 as Entry Number 2955315 of the official records of the Utah and Weber County Recorder's Office covering the following described property located in Utah and Weber County, State of Utah:

See Exhibit A attached hereto and made a part hereof

TAX ID NO.: 10-038-0014 (for reference purposes only)

The undersigned hereby subordinates its interest under the said Deed of Trust to that certain Trust Deed Granted by Blue Mountain, Inc., as Trustor, in favor of Action Commercial Park, LLC, a Utah limited liability company as Beneficiary, the amount not to exceed Four Hundred Fifty Thousand And No/100 Dollars (\$450,000.00), which Trust Deed is Dated Jan. 25, 2019 and embraces the real property described above and recorded on Jan. 29, 2019, as Entry No. 2963112, in Book N/A at Page N/A of official records.

This subordination shall become effective immediately upon recording of the same.

This agreement is for the sole purpose of subordinating the interest of Larry and Sherry Powers Family Limited Partnership to the Trust Deed to Action Commercial Park, LLC, a Utah limited liability company and for no other reason. The interest of Larry and Sherry Powers Family Limited Partnership shall retain its priority over any other interests or liens of record on the subject property.

Dated this 29th day of January, 2019,

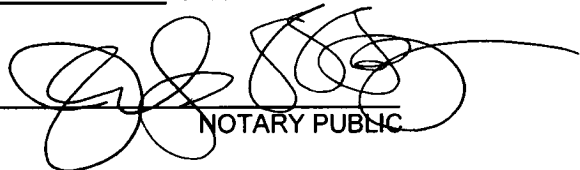
Larry and Sherry Powers Family Limited Partnership

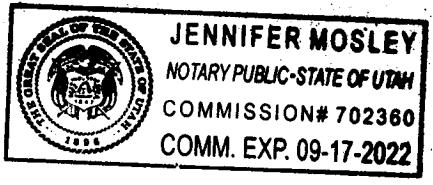
By: [Signature]  
Name: L. Shane Powers  
Its: Assistant Manager

State of Utah )

County of Davis )

On the 20th of January, 2019, personally appeared before me L. Shane Powers who being by me duly sworn did say, that they the said L. Shane Powers is the Assistant Manager of Larry and Sherry Powers Family Limited Partnership, and that the within and foregoing instrument was signed on behalf of said Larry and Sherry Powers Family Limited Partnership and acknowledged to me that the said L. Shane Powers executed the same with authority.

  
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NOTARY PUBLIC



## EXHIBIT A

Part of the Southeast quarter of Section 17, Township 6 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is 25 feet North 89°50' East and North 00°02'24" East 50 feet from the intersection of the centerline of 900 South Street (being the South section line of Section 17) and the West line of the East half of Section 17 and running thence North 89°50' East along the North line of 900 South Street 949.8 feet to the Westerly line of 9300 West Street; thence North 00°02'24" East along the Westerly line of 9300 West Street 2219.25 feet; thence South 89°50' West 949.80 feet to the centerline of Easement as deeded in Book 1229 at Page 641, Parcel 1, said point being on the East line of the property deeded to the Western Zirconium Inc. in Book 1256 at Page 698; thence South 00°02'24" West along said Easterly line 2219.25 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

Beginning at a point in the center of spur rail said point being 24.85 feet North 89°50' East along the section line and 1181.94 feet North 00°02'24" East from the Southwest corner of said quarter section and running thence North 00°02'24" East 255.62 feet along the centerline of said spur rail; thence North 89°45'54" East 268.03 feet to an existing fence line extended; thence South 01°16'45" West 255.71 feet along said fence and fence line extended; thence South 89°45'54" West 262.50 feet to the point of beginning.

LESS AND EXCEPTING the following:

A parcel of land in fee, being part of an entire tract of land, situated in the Southeast quarter of Section 17, Township 6 North, Range 3 West, Salt Lake Base and Meridian, incident to the construction of 1200 South Street, Weber County, State of Utah also known as Project No. LG-WC1200S. The boundaries of said parcel of land are described as follows:

Beginning at a point on the existing North right of way line of 1200 South Street, said point lies 25.00 feet North 89°50'00" East along the South line of the Southeast quarter of said Section 17 and 50.00 feet North 00°02'24" East to the West line of the Grantor's property from the Southwest corner of the Northeast quarter of said Section 17 and running thence North 00°03'49" East 1.29 feet along the West line of said Grantor's property; thence South 89°51'13" East 236.38 feet to a point on the South line of said Grantor's property; thence South 89°49'59" West 236.38 feet along the South line of said Grantor's property to the point of beginning. Rotate 00°26'18" clockwise to match highway bearing.