

When recorded return to:
Dagmar Jewkes
1776 South 2240 East
Heber City, UT 84032
MTC File No. 332762

SUBORDINATION AGREEMENT

WHEREAS, Eastwind Construction, LLC, a Utah limited liability company, made and executed Trust Deed described below. Said Trust Deed is herein referred to as the Millennia Trust Deed:

A Deed of Trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby;

Amount: \$340,945.31
Dated: July 17, 2023
Trustor: Eastwind Construction, LLC
Trustee: BRUCE J. NELSON, ESQUIRE
Beneficiary: Millennia Investment Corporation
Recorded: July 19, 2023, as Entry No. 534687 in Book 1448
at Page 194 of Public Records.

WHEREAS, said Millenia Trust Deed encumbers the following described Property (the "Property") located in Wasatch County, State of Utah:

Lot 148, Red Ledges Phase 1 Amended Subdivision, according to the official plat thereof on file and of record in the Wasatch County Recorder's Office.

Together with the right to use and enjoy the common area set forth and dedicated in the Record of Survey Map recorded August 7, 2008 as Entry No. 338822 in Book 972 at Page 637 of Official Records, and further defined in that certain Declaration of Covenants, Conditions and Restrictions recorded October 11, 2007 as Entry No. 327154 in Book. 951 at Page 1779 of Official Records, as the "me may have heretofore been amended or supplemented.

Tax Parcel No. 00-0020-7405

WHEREAS, under the date of July 18, 2023, Eastwind Construction, LLC, a Utah limited liability company made, executed and delivered to Dagmar Jewkes a Promissory Note secured by a Trust Deed of even date not to exceed the amount of \$1,648,000.68 which Trust Deed was executed by Eastwind Construction, LLC, a Utah limited liability company, as Trustor; Meridian Title Company as Trustee; and Dagmar Jewkes as Beneficiary; and was recorded July 19, 2023 as Entry No. 534688 in Book 1448 at Page 198 of Public Records of the Wasatch County Recorder. Said Trust Deed is herein referred to as the Jewkes Trust Deed; and

WHEREAS, said Jewkes Trust Deed also encumbers the Property as described above;
and

WHEREAS, it is necessary that the financing of Millennia Trust Deed be secured by a first Trust Deed on the property superior to the lien of the Jewkes Trust Deed;


NOW, THEREFORE, in consideration of mutual benefits and considerations derived therefrom, Dagmar Jewkes does hereby certify and declare that the lien of its Trust Deed referred to above as the Jewkes Trust Deed is hereby made second and subordinate to the lien of the Millennia Trust Deed as described above which Trust Deed covers all or a part of the Property described herein. The undersigned further authorizes Meridian Title Company, and/or its agents and employees, to insert the recording information of the Millennia Trust Deed and the Jewkes Trust Deed in the appropriate places in this instrument.

EXECUTED this 18 day of July, 2023.

By: 
Dagmar Jewkes

STATE OF UTAH)
 Wasatch : ss.
COUNTY OF ~~SALT LAKE~~)

The foregoing instrument was acknowledged before me this 18 day of July, 2023, by Dagmar Jewkes, who duly acknowledged to me that said instrument was executed by authority for the purposes set forth therein.


Notary Public

