

When recorded mail to:
Crandall Ford
2175 Rasmussen Rd.
Park City, UT 84060

Ref:0001160-9001

This space reserved for Recorder's use

FIRST SECURITY BANK, N.A., as duly appointed Trustee under the Deed of Trust hereinafter referred to, having received from Beneficiary thereunder a written request to reconvey, in accordance with the terms of said Deed of Trust, all estate now held by said Trustee under said Deed of Trust in and to the hereinafter described property, said Beneficiary having presented said Deed of Trust and note or notes secured thereby for endorsement, said Deed of Trust having been executed by **Crandall Ford-Mercury, A Utah Corporation**, as Trustor, and recorded in the Official Record **00385286**, in Book **00745**, Page **00549-0567**.

NOW, THEREFORE, in accordance with said request and the provisions of said Deed of Trust, First Security Bank, N.A., as Trustee, does hereby RECONVEY without warranty, to the PERSON OR PERSONS LEGALLY ENTITLED THERETO, all estate now held by it thereunder in and to the property situated in said **Summit County**, State of Utah described as follows:

SEE ATTACHED EXHIBIT A & B

This Full Reconveyance of Trust Deed is made and executed this 30th day of March, 2001.

FIRST SECURITY BANK, N.A., Trustee

By: Judy Fuller

STATE OF IDAHO)
)ss
COUNTY OF ADA)

On this 30th day of March, 2001, First Security Bank, N.A., subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her their authorized capacity(ies) and that by his/her signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

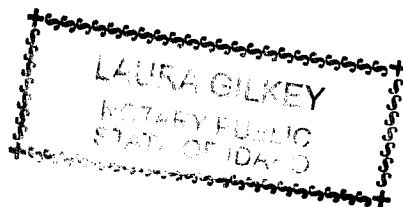
WITNESS my hand and official seal.

Signature

Laura Gilkey

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ALAN SPRIGGS, SUMMIT CO RECORDER
2001 APR 13 11:14 AM FEE \$17.00 BY DMG
REQUEST: FIRST SECURITY BANK §



E X H I B I T A

LEGAL DESCRIPTION

The land referred to is situated in Summit, and is described as follows:

BEGINNING AT A POINT WHICH IS SOUTH 2186.90 FEET AND WEST 682.42 FEET FROM THE NORTHEAST CORNER STONE OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 54 DEGREES 39 MINUTES 27 SECONDS WEST 100.00 FEET, THENCE NORTH 66 DEGREES 20 MINUTES 33 SECONDS WEST 105.00 FEET, THENCE SOUTH 51 DEGREES 13 MINUTES 36 SECONDS WEST 121.99 FEET TO THE NORTHERLY LINE OF A FRONTAGE ROAD, THENCE NORTH 38 DEGREES 46 MINUTES 24 SECONDS WEST 24.22 FEET ALONG SAID LINE, THENCE NORTH 36 DEGREES 06 MINUTES 08 SECONDS WEST 191.34 FEET ALONG SAID LINE, THENCE NORTH 36 DEGREES 39 MINUTES 41 SECONDS WEST 107.57 FEET ALONG SAID LINE, THENCE NORTH 58 DEGREES 39 MINUTES 27 SECONDS EAST 283.00 FEET, THENCE SOUTH 35 DEGREES 20 MINUTES 33 SECONDS EAST 386.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 2019.23 FEET AND WEST 1147.41 FEET FROM THE NORTHEAST CORNER STONE OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (SAID POINT BEING ON THE NORTHERLY LINE OF A FRONTAGE ROAD) AND RUNNING THENCE NORTH 32 DEGREES 14 MINUTES 03 SECONDS WEST 15.00 FEET ALONG SAID LINE, THENCE NORTH 58 DEGREES 38 MINUTES 47 SECONDS EAST 115.00 FEET, THENCE SOUTH 34 DEGREES 26 MINUTES 44 SECONDS EAST 30.00 FEET, THENCE SOUTH 58 DEGREES 39 MINUTES 27 SECONDS WEST 115.00 FEET TO THE NORTHERLY LINE OF SAID LINE, THENCE NORTH 36 DEGREES 39 MINUTES 41 SECONDS WEST 15.00 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

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ORDER NO. 18020

EXHIBIT B

COVERED PROPERTY

The items or types of property in which Debtor/Trustor (referred to herein as "Trustor") has assigned and granted a security interest to Beneficiary/Secured Party (referred to herein as "Beneficiary") are described as follows:

1. Any and all funds belonging to the Trustor on deposit with the Beneficiary, and including also all of the accounts, certificates and other agreements with respect to such deposited funds and including the right to set-off the same against obligations of the Trustor to the Beneficiary.

2. Any and all buildings, structures, landscaping and improvements (collectively the "Improvements") now or hereafter located in, or on, or used, or to be constructed on or in connection with the Real Property described in Exhibit "A" to the "Construction/Term Deed of Trust; Assignment of Contracts, Rents, and Profits; and Security Agreement, Fixture Filing, and Financing Statement" between Trustor and Beneficiary (the "Real Property"), and all fixtures attached to said Improvements, along with all right, title and interest of Trustor in and to all tangible goods and personal property (the "Personal Property") now owned or hereafter acquired by Trustor and now or hereafter located in, or on, and used or intended to be used in connection with the Real Property or the Improvements, including but not limited to all building components (including all goods, building materials and building supplies for the Improvements such as bricks, mortar, lumber, hardware, concrete, components, steel, etc.), supplies, machinery, equipment, engines, boilers, incinerators, building materials, appliances (including freezers, refrigerators, fans, heaters, stoves, and incinerators), inventory, tools, HVAC equipment used for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air, and light, and all elevators and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, maintenance equipment and supplies, water heaters, water closets, sinks, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, mirrors, cabinets, panelling, rugs, carpets, attached floor coverings, telephone equipment, cable and other television equipment, cables and antennas, lobby and all other indoor and outdoor furniture (including tables, chairs, planters, desks, partitions, sofas, shelves, lockers and cabinets), walls, beds, wall safes, furnishings, lamps, lighting fixtures (including chandeliers), trees and plants, fences, security systems and outdoor lighting, shelving, cleaning supplies, cleaning devices (including vacuums and window cleaning devices), and all signs, including all replacements for, accessions, modifications, and additions thereto, that Trustor now has or may hereafter acquire.

3. All refundable deposits belonging to Trustor with respect to deposits made by or on behalf of Trustor for water, gas, electrical or other utility services with respect to the Real Property or the Improvements.

4. All of the right, title and interest of Trustor, now existing, hereafter arising or hereafter acquired, in and to the following contracts, agreements and rights arising with respect to the Improvements: all building, construction, improvement, demolition or renovation contracts and agreements, all subcontracts, the plans and specifications for the Improvements, all surveys, architectural drawings, models, renderings, site plans, and other specifications, the Architect's contract, all performance and completion bonds, and all escrow accounts, escrow agreements, earnest money agreements, sales agreements, purchase agreements, deposit receipts, government permits, planning and zoning approvals, building permits, utility agreements, all causes of actions and claims related to any of the foregoing, and any and all other agreements or rights involving or incidental to the acquisition and construction of the Improvements and the sale, lease, or assignment of the units of the Improvements and any other agreements and contracts, instruments or documents relating to or arising out of or connected with the Improvements, including service, maintenance and other contracts, and all proceeds of the same or substitutions therefor or additions thereto, and also including all warranties, guaranties and maintenance contracts related to any mechanical equipment and machinery installed in the Improvements.

5. All cash or security deposits, advance rentals, common area payments, tenant deposits, and deposits or payments of a similar nature arising from the rental of the Real Property or the Improvements.

6. All hazard and other insurance policies now or hereafter covering the Improvements and all of Trustor's right, title and interest in and to all claims and demands with respect to such insurance policies, together with all proceeds thereof and refunds thereof.

7. All awards from eminent domain or condemnation proceedings covering the Improvements or the Real Property or any part thereof, together with all proceeds thereof, including without limitation all awards resulting from a change of grade of streets and awards for severance damages.

8. All water, water rights, and water stock appurtenant to or used on or in connection with the Real Property or in connection with the Improvements.

9. General intangibles and other rights in the nature of rights in leases and rents (including common area maintenance payments, if any) including, but not limited to, all general intangibles (1) relating to the development or use of the Real Property or the Improvements such as, by way of example but not limitation, all governmental permits, approvals, or authorizations relating to construction on the Real Property, or relating to the formation or approval of the Improvements on the Real Property, all names under or by which the Real Property or any present or future Improvements on the Property may at any time be operated or known, and all rights to carry on business under such names or their variants, and all trademarks and goodwill in any way relating to the Real Property and the Improvements; (2) all general intangibles derived from the Real Property; and (3) all general intangibles derived from the Improvements.

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10. All leasehold estate, right, title, and interest of Trustor in and to all leases or subleases covering the Real Property or the Improvements or any portion thereof, now or hereafter existing or entered into, and all amendments and extensions of the same, and all right, title, and interest of Trustor thereunder, and all rents, issues, profits, royalties, income, accounts, receipts, and other benefits derived from the Real Property or the Improvements.

11. All right, title and interest of Trustor in and to all options to purchase or lease the Real Property or any portion of it or interest in it, and any greater estate in the Real Property now owned or hereafter acquired by Trustor.

12. The following additional specific property is also covered by this financing statement: [If none, enter N/A.]

It is intended that proceeds, accessions, substitutions and improvements of or to all of the foregoing items and types of property are also covered as well as all such after-acquired property.

Rev 7/13/92

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