

Partial Reconveyance Page 1 of 3  
Russell Shirts Washington County Recorder  
12/17/2012 03:20:35 PM Fee \$18.00 By  
CHESTER & SHEIN, P.C.

When recorded, mail to:

David E. Shein, Esq.  
Chester & Shein, P.C.  
8777 North Gainey Center Drive, Suite 191  
Scottsdale, Arizona 85258

**DEED OF PARTIAL RELEASE  
AND RECONVEYANCE**

---

**DEBT FUND 2009, LLC**, an Arizona limited liability company, f/k/a Pivotal Debt Fund, L.L.C., Beneficiary under that certain Second Deed of Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing executed by **PIVOTAL MARK II, L.L.C.**, a Utah limited liability company as Trustor, dated and recorded October 17, 2005, at Instrument No. 00846146, Official Records of Washington County, Utah ("Deed of Trust"), hereby partially releases and reconveys to the person or persons legally entitled thereto, without covenant or warranty, express or implied, all right, title, interest and estate now held by Beneficiary under the Deed of Trust in and to that real property more particularly described on the attached **Exhibit "A"**.

This instrument is executed by the Beneficiary, and shall become effective only upon recordation in the Official Records of Washington County, Utah.

[Signatures on the Following Page]



**EXHIBIT "A"**

*(Legal Description of Property)*

All of Unit No.1, in Building V, Units No.1, 2 AND 3, in Building W, Unit No. 2, in Building Y THE CONDOMINIUMS AT RED MOUNTAIN, PHASE II AMENDED, contained within the , as the same is identified in the Record of Survey Map recorded in Washington County, Utah, as Entry No. 911209, in Book 1688, at Page 183, and in the Declaration of Covenants, Conditions and Restrictions and Bylaws of the THE CONDOMINIUMS AT RED MOUNTAIN OWNERS ASSOCIATION, recorded in Washington County, Utah, on FEBRUARY 11, 2003, as Entry No. 00803265, in Book 1521, at Page 2439, of the official records, and all amendments thereto.

TOGETHER WITH: (a) The undivided ownership interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit, (the referenced Declaration of Condominium providing for periodic alteration both in the magnitude of said undivided ownership interest and in the composition of the Common Areas and Facilities to which said interest relates); (b) The exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit, and (c) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Ownership Act.

I-CRMT-2-W1

I-CRMT-2-W1

I-CRMT-2-W2

I-CRMT-2-W3

I-CRMT-2-Y2