

WHEN RECORDED MAIL TO:
The Law Offices of Neil Harris LLC
Neil Harris, J.D., M.B.A.
PO Box 1636
Provo, UT 84604

00709870 Bk01644 Pg00964-00965
ALAN SPRIGGS, SUMMIT CO RECORDER
2004 SEP 03 16:51 PM FEE \$12.00 BY GGB
REQUEST: LAW OFFICE OF NEIL HARRIS LLC

MTC FILE NO.

TRUST DEED

THIS TRUST DEED, made this 3rd day of September, 2004, between Park City Auto Center, Inc., P.O. Box 980326, Park City, Utah 84098, Wilford J. Harris Sr. and Joy K. Harris as **TRUSTOR**, whose address is, 405 South 4450 North, Provo, UT 84064; and Wilford J. Harris Sr. and Joy K. Harris, as **TRUSTEE** and **BENEFICIARY**.

Trustor hereby **CONVEYS AND WARRANTS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, the following described property situated in Summit County, State of Utah:

A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT AS CONVEYED BY THAT CERTAIN DEED DATED JANUARY 5, 1973 AND RECORDED AS INSTRUMENT NUMBER 118532 IN BOOK M-44 AT PAGES 496-498 IN THE OFFICIAL RECORDED OF THE SUMMIT COUNTY RECORDER AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 119.59 FEET NORTH AND 2162.21 FEET WEST FROM A MARKED STONE MOUMENTING THE SOUTHEAST CORNER OF SAID SECTION 35 (BASIS OF BEARING IS NAD 1927 STATE PLAN GRID NORTH) AND RUNNING THENCE NORTH 44 DEG. 32'59" WEST 451.95 FEET; THENCE NORTH 45 DEG. 56'44" EAST 270.18 FEET TO THE MOST WESTERLY FENCE CORNER OF UTAH POWERS SUBSTATION; THENCE SOUTH 44 DEG. 05'27" EAST 452.75 FEET ALONG SAID FENCE TO THE MOST SOUTHERLY FENCE CORNER OF SAID SUBSTATION; THENCE SOUTH 46 DEG. 07'14" WEST 255.56 FEET ALONG A FENCE LINE PROJECTED TO THE POINT OF BEGINNING.

SS-65-1

The Real Property of its address is commonly known as APPROX.: 4115 Atkinson Ave., Park City, UT 84061.

Together with all buildings, fixtures and improvements thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereunto belonging, now or hereafter used or enjoyed with said property, or any part thereof;

FOR THE PURPOSE OF SECURING payment of the indebtedness evidence by a promissory

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(2)
12.00

note of even date herewith, in the principal sum of \$1,500,000.00, payable to the order of Beneficiary at the times, in the manner and with interest as therein set forth, and payment of any sums expended or advanced by Beneficiary to protect the security hereof.

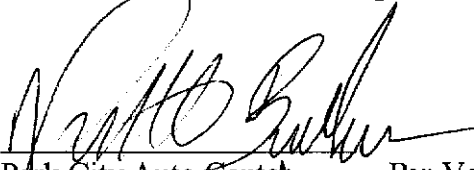
Trustor agrees to pay all taxes and assessments on the above property, to pay all charges and assessments on water or water stock used on or with said property, not to commit waste, to maintain adequate fire insurance on improvements on said property, to pay all costs and expenses of collection (including Trustee's and attorney's fees in event of default in payment of the indebtedness secured hereby and to pay reasonable Trustee's fees for any of the services performed by Trustee hereunder, including a reconveyance hereof.

The undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to him at the address hereinbefore set forth.

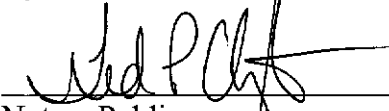
STATE OF UTAH

COUNTY OF SUMMIT

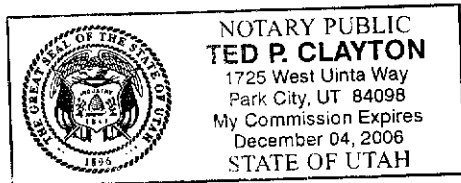
On the 3rd day of September, 2004, personally appeared before me Vernon Belcher who, being by me duly sworn did say that he is the President of Park City Auto Center, Inc., a Utah corporation, and the said instrument was signed in behalf of said corporation by authority and the aforesaid officers acknowledged to me that said corporation executed the same.



Park City Auto Center By: Vernon Belcher, President



Notary Public
Residing in Summit County, Utah
Commission Expires 12-4-06



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