

WHEN RECORDED, MAIL TO:

FIRST DENVER MORTGAGE COMPANY  
ATTN: PAYOFFS  
P.O. BOX 22940  
DENVER, CO 80222-2940  
(303) 751-5100, Ext. 400

Loan No. 623520/KIMURA/JC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE & FULL RECONVEYANCE

REFERENCE: DEED OF TRUST DATED: June 12, 1978  
RECORDED: June 20, 1978  
INSTRUMENT NO: 22140 BOOK 678 PAGE 1423  
OFFICIAL RECORDS OF: DOUGLAS  
TRUSTOR: STEVE S. KIMURA AND JUDITH A. KIMURA, HUSBAND AND WIFE  
TRUSTEE: UNIVERSAL CAPITAL CORPORATION, A CALIFORNIA CORP.  
BENEFICIARY: FEDERAL NATIONAL MORTGAGE ASSOCIATION

SUBSTITUTION OF TRUSTEE

WHEREAS, FEDERAL NATIONAL MORTGAGE ASSOCIATION being the owner and holder of the note or notes or other security agreements, and present beneficiary of Deed of Trust hereinabove described acknowledges that all sums and obligations secured by said Deed of Trust have been fully paid or satisfied. AND WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place or stead of UNIVERSAL CAPITAL CORP., A CA CORP. NOW THEREFORE, the undersigned hereby substitutes FIRST DENVER MORTGAGE COMPANY whose address is 1230 South Parker Road, Denver, CO 80231 as Trustee under said Deed of Trust, and further instructs said Trustee to reconvey the estate now held under said Deed of Trust to the person or person legally entitled thereto.

DATED April 28, 1993

BY Patricia J. Walters  
PATRICIA J. WALTERS, ASST. SECRETARY FOR  
FIRST DENVER MORTGAGE COMPANY AS  
ATTORNEY IN FACT FOR FEDERAL NATIONAL  
MORTGAGE ASSOCIATION

STATE OF COLORADO  
COUNTY OF ARAPAHOE

On April 28, 1993 before me, PATRICIA D. TSCHETTER, personally appeared PATRICIA J. WALTERS, ASST. SECRETARY FOR FIRST DENVER MORTGAGE AS ATTORNEY IN FACT FOR\* personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.  
\*FEDERAL NATIONAL MORTGAGE ASSOCIATION

WITNESS my hand and official seal.

Patricia D. Tschetter  
Signature Patricia D. Tschetter

**SEAL** Notary Public  
My Commission Expires 3-5-95

FULL RECONVEYANCE

FIRST DENVER MORTGAGE COMPANY, as substituted Trustee under the hereinabove described Deed of Trust, having received from the Holder of the obligations a written request to reconvey, hereby reconveys, without warranty, to the person or persons legally entitled thereto, the estate now hold by said Trustee thereunder.

DATED April 28, 1993

BY Patricia J. Walters  
Patricia J. Walters, Asst. Secretary  
FIRST DENVER MORTGAGE COMPANY

STATE OF COLORADO  
COUNTY OF ARAPAHOE

On April 28, 1993, before me, PATRICIA D. TSCHETTER, personally appeared Patricia J. Walters, Asst. Secretary for FIRST DENVER MORTGAGE COMPANY, personally known to me (proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Patricia D. Tschetter  
Signature

**SEAL** Patricia D. Tschetter  
Notary Public  
My Commission Expires 3-5-95

REQUESTED BY  
1st Denver Mortgage  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

93 MAY 17 12:59

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SUZANNE BEAUDREAU  
RECORDER  
PAID ka DEPUTY