

BK 1153 PG 0546

Return to:
Lawyers Title Ins. Corp.
Attn: Chris Harrell

md STATE MS - DESOTO CO.
FILED
OCT 1 2 57 PM '99

RECORDING REQUESTED BY:
Prepared By:

Jon Ziefert, Esq.
Paul, Weiss, Rifkind, Wharton & Garrison
1285 Avenue of the Americas
New York, NY 10019
Tel 212 373 3000

BK 1153 PG 546
W.F. BAKER & CO. CLK.

WHEN RECORDED RETURN TO:

Cortland J. Silver, Esq.
Circle K Stores, Inc.
1500 North Priest Drive, DC4
Tempe, AZ 85281

**RELEASE OF MORTGAGE, DEED OF TRUST,
SECURITY AGREEMENT & ASSIGNMENT OF RENTS
AND LEASES, ASSIGNMENT OF UNIFORM COMMERCIAL CODE
FINANCING STATEMENT, AND ASSIGNMENT OF NOTE
SECURED BY COLLATERAL TRUST INDENTURE**

KNOW ALL MEN BY THESE PRESENTS:

That FIRST SECURITY BANK, N.A., f/k/a/ First Security Bank of Utah, N.A., as Successor Indenture Trustee in consideration of value received, as assignee of that certain Assignment of Mortgage, Deed of Trust, Security Agreement & Assignment of Rents and Leases, Assignment of Uniform Commercial Code Financing Statement, and Assignment of Note Secured by Collateral Trust Indenture, executed by Citicorp Real Estate Inc., recorded on January 27, 1994, in Book 685 at Page 411, in Desoto County, Mississippi, hereby releases the following encumbrances (but only to the extent that they encumber the real property in the City of Southhaven, Desoto County, Mississippi hereinafter described):

1. That certain Mortgage, Deed of Trust, Security Agreement and Assignment of Rents and Leases, executed by U T Corp in favor of Circle K Convenience Stores, Inc. and Circle K General, Inc. and filed for record on December 8, 1987, and recorded in Desoto County, Mississippi, in Book 423 at Page 595, as subsequently transferred and assigned to Citicorp Real Estate, Inc. by an instrument recorded on December 8, 1987, in Book 423 at Page 725, in Desoto County, Mississippi;

2. That certain Collateral Trust Indenture, executed by U T Corp in favor of The Circle K Corporation, Circle K General, Inc. and Circle K Convenience Stores, Inc. and filed for record on December 8, 1987, and recorded in

Book 423 at Page 657, in Desoto County, Mississippi, as assigned and transferred to Citicorp Real Estate, Inc. by that Assignment of Note and Indenture which was filed for record, and recorded on December 8, 1987, in Book 423 at Page 732, in Desoto County, Mississippi;

3. That certain Uniform Commercial Code Financing Statement executed by and between U T Corp, and Circle K General, Inc., and Circle K Convenience Stores, Inc. and filed for record on July 11, 1988, in Book 442, Page 241, as transferred and assigned to Citicorp Real Estate Inc., by an instrument recorded on July 11, 1988, in Book 442, Page 247, in Desoto County, Mississippi.

This Release covers the property described on Exhibit A annexed hereto and made a part hereof.

IN TESTIMONY WHEREOF, the said FIRST SECURITY BANK, N.A., has caused these presents to be executed in its name by its duly authorized officer, this 19 day of August, 1999.

FIRST SECURITY BANK, N.A.,
as Successor, Indenture Trustee

By: [Signature]
Its: Vice President

ATTEST:

[Signature]

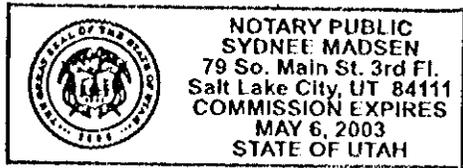
STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned authority in and for said County and State, within my jurisdiction, the within named Brett R. King, duly identified before me, who acknowledged that he is Vice President of FIRST SECURITY BANK, N.A., f/k/a/ First Security Bank of Utah, N.A., as Successor Indenture Trustee, and that for and on behalf of said limited partnership and as its act and deed, he signed and delivered the above and foregoing instrument for the purposes mentioned on the day and the year therein mentioned, after first having been duly authorized by said limited partnership so to do.

GIVEN under my hand and official seal this 19 day of August, 1999.

[Signature]
Notary Public

My Commission Expires:



Store No. 8832
DeSoto County, Mississippi

Survey of Lot "A-1", Revised Plan, Section "C", Southaven Subdivision as recorded in Plat Book 2, Page 27, at the Chancery Court Clerk's Office of DeSoto County, Mississippi, located in Section 23, Township 1 South, Range 8 West, in DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at a point in the Westerly line of U. S. Highway No. 51 (100 feet R.O.W.) 174.99 feet Northwardly of the Northerly line of Mississippi Valley Boulevard (100 foot R.O.W.) said point being a corner of Commercial Lot A, Revised Plan, Section "C", Southaven Subdivision (Plat Book 2, Page 27); thence South $33^{\circ}35'00''$ East along the said Westerly line of U. S. Highway No. 51 a distance of 146.36 feet to a point; thence Southwardly along the West line of that parcel dedicated by Warranty Deed Book 132, Page 267, the following metes and bounds: South $5^{\circ}30'39''$ East a distance of 17.00 feet to a point; thence South $42^{\circ}43'38''$ West a distance of 10.69 feet to a point; thence South $5^{\circ}50'00''$ East a distance of 16.10 feet to a point on the said Northerly line of Mississippi Valley Boulevard; thence South $53^{\circ}45'26''$ West along the said Northerly line of Mississippi Valley Boulevard 121.52 feet to a corner of said Commercial Lot "A" thence North $33^{\circ}05'03''$ West along the East line of said Commercial Lot "A" 181.97 feet to a point; thence North $56^{\circ}25'00''$ East along the South line of said Commercial Lot "A" 150.00 feet to the point of beginning containing 0.61 acres.