

WHEN RECORDED, MAIL TO:

M D BIAGGINI
P.O. BOX 2024
HINDEN, NV 89423



Post Office Box 8016
Canoga Park, California 91309-8016

ORDER NO
ESCROW NO
LOAN NO 144804

TYPED BY SD PIF 10/08/93

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

ARCS MORTGAGE, INC. , the Owner and
holder of the Note secured by Deed of Trust, dated AUGUST 24, 1990 ,
made by MICHAEL D. BIAGGINI and SUSAN M. BIAGGINI as Trustor, to
HUSBAND AND WIFE AS JOINT TENANTS as Trustee, for
STEWART TITLE OF DOUGLAS COUNTY the benefit of COMSTOCK BANK
which Deed of Trust was recorded AUGUST 31, 1990 in the
office of the County Recorder of DOUGLAS County,
NEVADA
California, as Instrument No. 233672 in Book 890

at Page 521 hereby substitutes Arnot Corp. a California
corporation, as Trustee in lieu of the above named Trustee under said
Deed of Trust.

ARNOT CORP. hereby accepts said appointment as Trustee under said Deed
of Trust and, as successor Trustee, pursuant to the request of said
Owner and Holder and in accordance with the provisions of said Deed of
Trust does hereby reconvey to the PERSON OR PERSONS LEGALLY ENTITLED
THERE TO, but without warranty, all the estate, title and interest now
held by it under said Deed of Trust.

IN WITNESS WHEREOF said Owner and ARNOT CORP. have caused this
instrument to be executed by their duly authorized officers, this
24TH day of JANUARY 1994

ARCS MORTGAGE, INC.
(Owner)

BY _____

BY ANN H. RAFTERY, ASST. V. P.

ARNOT CORP.

BY Michael Giamela Assistant V.P.

BY John Tone Assistant Sect.

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On 1/24/94 before me,

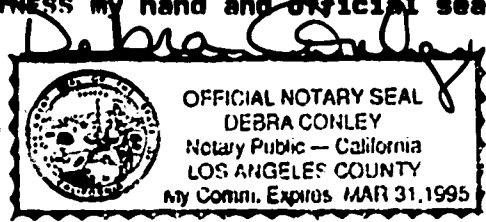
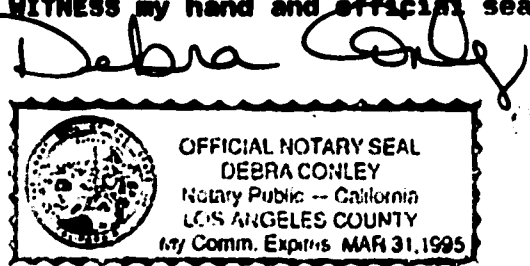
personally appeared
ANN H. RAFTERY

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.
WITNESS my hand and official seal.

STATE OF CALIFORNIA } ss.
COUNTY OF LOS ANGELES }
On 1/24/94 before me,

personally appeared
Michael Giamela and John Tone

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.
WITNESS my hand and official seal.



330639
BK0294PG3806

COPY

REQUESTED BY
Arce Mortgage, Inc
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

94 FEB 22 12:00

330639

BK0294PG3807

SUZANNE BEAUDREAU
RECORDER

\$ 11.00 PAIL KD DEPUTY