Escrow: 94011431GG

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

'William J. Wells and Margot L. Wells, husband and wife, are the owners and holders of the Note secured by the Deed of Trust dated June 29, 1994, made by Michael A. Brockway and Cassie Brockway, husband and wife, TRUSTORS, to STEWART TITLE OF DOUGLAS COUNTY, a Nevada Corporation, TRUSTEE, for the benefit of William J. Wells and Margot L. Wells, husband and wife, BENEFICIARY, for which said Deed of Trust was recorded on July 20, 1994, in the Office of the County Recorder of Douglas County, State of Nevada, in Book 794, Page 2828, as Document No. 342196; declares the indebtedness, secured to be paid by said Deed of Trust, has been paid in full, and hereby substitutes themselves, whose address is 2413 El Rocco Way, Rancho Cordova, CA 95670 as Trustee in lieu of the above named Trustee under said Deed of Trust.

William J. Wells and Margot L. Wells, husband and wife hereby accept said appointment as Trustee under said Deed of Trust, and as successor Trustee, pursuant to the request of the owner and holder and in accordance with the provisions the Deed of Trust, does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, all estate now held by it under said Deed of Trust.

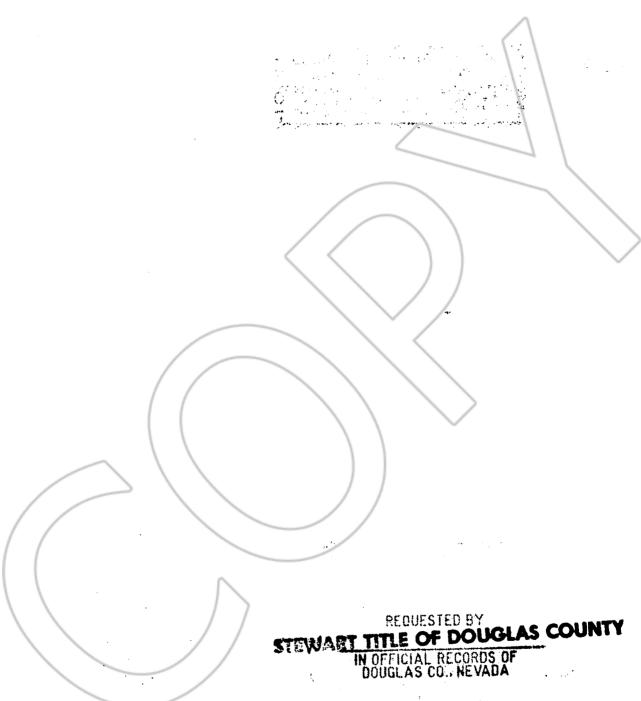
WHEN RECORDED, MAIL TO:

WITNESS MY HAND THIS WITNESS MY HAND THIS
DAY OF MOU. 1 , 1994. DAY OF MOU. 1 , 1994.
BENEFICIARY TRUSTEE
William J. Wells William J. Wells
Marget L. WElls Marget L. WEMS
Margot L. Wells Margot D. Wells
STATE OF)
COUNTY OF)
On, personally appeared before me, a Notary Public, William J. Wells and Margot L. Wells
personally known or proved to me to be the persons whose names are
subscribed to the above instrument who acknowledged that they
'executed the same for the purposes therein stated.
Notary Public

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SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE



95 JAN 23 P4:28

354798 BK 0 1 95PG 2 9 4 8 LINDA SLATER
RECORDER
PAID A DEPUTY