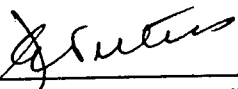


Recording requested by and when recorded mail to:
Law Offices of Jack Eugene Teeters P.C.
154 Dolores Street
San Francisco, California 94103-2201

Documentary Transfer Tax: None (NRS 375.090
Sec 8) Transfers grantors' title to a
revocable trust, without consideration.



JACK EUGENE TEETERS

QUITCLAIM DEED

JAMES L. OBERLANDER and FAY A. OBERLANDER, husband and wife, as joint tenants, hereby quitclaim all of their right, title and interest to JAMES L. OBERLANDER and FAY A. OBERLANDER, as trustees of the Oberlander Family 1994 Trust, in the following-described real property in the County of Douglas, State of Nevada:

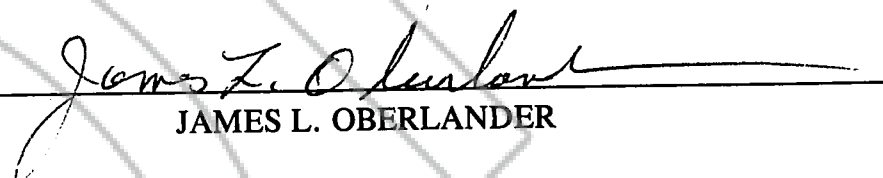
PARCEL 1: LOT 72, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 3, WHICH MAP WAS FILED ON MARCH 31, 1969 AS DOCUMENT 44091, DOUGLAS COUNTY RECORDS.

APN 37-262-11

PARCEL 2: LOT 108, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 2, WHICH MAP WAS FILED ON FEBRUARY 20, 1967 AS DOCUMENT NO. 35464, DOUGLAS COUNTY RECORDS.

APN 37-231-14

Dated: October 11, 1994



JAMES L. OBERLANDER



FAY A. OBERLANDER

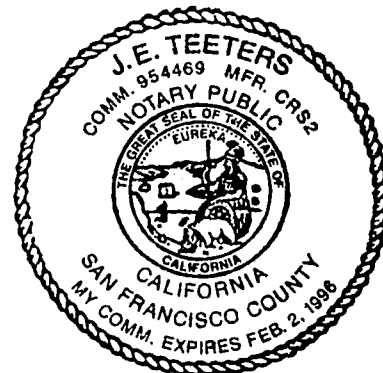
State of California, County of Santa Clara:

On October 11, 1994, before me, J. E. TEETERS, a Notary Public, personally appeared JAMES L. OBERLANDER and FAY A. OBERLANDER, personally known to me (or proved to me upon satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



NOTARY PUBLIC



Mail tax statements to: Mr. and Mrs. James L. Oberlander, 541 Pamilar Avenue, San Jose, California 95128-4222.

355059

BK0195PG3552

COPY

REQUESTED BY
Jack Jeter
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 JAN 27 10:06

355059
BK 0195 PG 3553

LINDA SLATER
RECORDER
\$ *860* PAID *2* DEPUTY