

SUBSTITUTION OF TRUSTEE
AND
DEED OF RECONVEYANCE

WHEREAS, it is the desire of the present beneficiary (ies) to substitute

MARQUIS TITLE & ESCROW, INC. , a Nevada Corporation

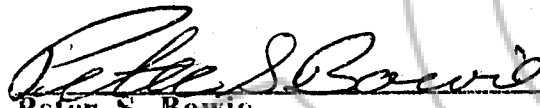
in place and stead of STEWART TITLE OF DOUGLAS COUNTY, as Trustee, under the Performance Deed of Trust executed by ARDYS DEWEY dated March 31, 1993 and recorded March 31, 1993, of Official Records, at Book 393 , Page 6427, as Document No. 303511 in the Office of the Douglas County Recorder, State of Nevada.

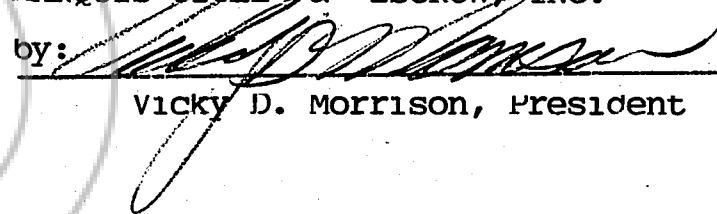
NOW, THEREFORE, Peter S. Bowie as Beneficiary , do hereby appoint MARQUIS TITLE & ESCROW, INC., whose address is P.O. Box 2128, Minden, Nevada 89423 as substituted Trustee and now succeed to all title, estate and right powers and duties held by said trustee under said Performance Deed of Trust;

NOW, WHEREAS, the indebtedness secured to be satisfied by said Performance Deed of Trust has been satisfied in full.

NOW, THEREFORE, MARQUIS TITLE & ESCROW, INC. , as substituted Trustee , do hereby Grant and Reconvey unto the parties entitled thereto , without warranty , all of the estate and interest derived to the said Trustee , under said Deed of Trust , in the lands therein described , situated in the County of Douglas , State of Nevada reference being hereby specifically made to said Deed of Trust and the record thereof for a particular description of said lands.


IN WITNESS WHEREOF Peter S. Bowie have caused these presents to be executed on this 15 day of August 1996

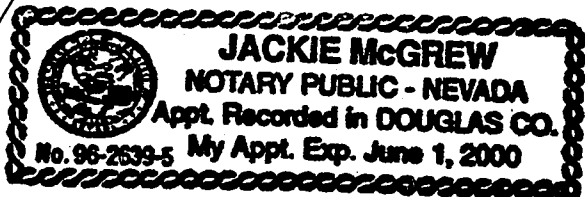

Peter S. Bowie

MARQUIS TITLE & ESCROW, INC.
by: 
Vicky D. Morrison, President

STATE OF NEVADA
COUNTY OF DOUGLAS

On August 15, 1996, personally appeared before me, a Notary Public, Vicky D. Morrison and Peter S. Bowie who is personally known to me who acknowledged that they executed the above instrument.


Notary Public



REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 AUG 16 P3:21

WHEN RECORDED MAIL TO:
ARDYS DEWEY
13416 Friar Street
Van Nuys, California 91401

394451

BK0896PG3035

LINDA SLATER
RECORDER
\$ 10.00 PAID K2 DEPUTY