ESCROW NO. 96072229

SUBSTITUTION OF TRUSTEE AND DEED OF RECONVEYANCE

JAMES F. WELLS, are the Owners and Holders of the Note secured by the Deed of Trust, dated March 23, 1995, made by ROBERT P. ELLIS, SR. AND FRANCES V. ELLIS, Trustors to WESTERN TITLE COMPANY Trustee, for the benefit of JAMES F. WELLS, Beneficiary which Deed of Trust was recorded in the office of the County Recorder of DOUGLAS County, Nevada in Book 395, at Page 3485-3488, Doc# 358558, hereby substitutes JAMES F. WELLS, as Trustee in lieu of the above named Trustee under said Deed of Trust.

JAMES F. WELLS 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 Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto, all estate now held by by it under said deed of trust.

IN WITNESS WHEREOF, James F. Wells, have caused these presents to be executed by them this 10th day of December, 1996.

AS BENEFICIARY AND TRUSTEE

Beneficiary JAMES F. WELLS

Beneficiary

STATE OF NEVADA }
} ss.
COUNTY OF Douglas }

On 12/10/96, before me, the undersigned, a Notary Public, in and for the said County and State, personally appeared James F. Wells who acknowledged that he executed the above instrument.

Notary Public

J. Mayo

J. MAYO
Notary Public - State of Nevada
Appointment Recorded in Carson City
No:96-1682-3 - Expires March 19, 2000

IN WITNESS WHEREOF, James F. Wells has caused these presents to be executed by him this 10th day of December, 1996.

Trustee JAMES F. WELLS

STATE OF NEVADA }
} ss.
COUNTY OF Douglas }

On _____, before me, the undersigned, a Notary Public in and for the said County and State, personally appeared _____ who acknowledged that _____ executed the above instrument.

Notary Public

RECORDING REQUESTED BY:

STEWART TITLE COMPANY
WHEN RECORDED MAIL TO:

MR. JAMES F. WELLS
P. O. BOX 8410
MAMMOTH LAKES, CA 93546

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 APR 17 A9:59

LINDA SLATER
RECORDER
$10.00 PAID KD DEPUTY

0410749

BK0497PG2624