

SUBSTITUTION OF TRUSTEE
AND
FULL RECONVEYANCE

WHEREAS, JEFF S. HUNTOON AND JULIE D. HUNTOON, husband and wife, as joint tenants, were the original Trustors, and STEWART TITLE of Douglas County, a Nevada corporation, was the original Trustee, and Q. M. CORPORATION, a Nevada corporation, was the original Beneficiary, under that certain Deed of Trust dated December 11, 1996, and recorded January 13, 1997, in Book 0197, Page 1283, Official Records of the County of DOUGLAS, State of Nevada; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and desires to substitute a new Trustee under said Deed of Trust in the place and stead of STEWART TITLE of Douglas County, a Nevada corporation.

NOW, THEREFORE, the undersigned hereby substitutes STROSER ASSETS, INC., a Nevada corporation, as the Trustee under said Deed of Trust, and STROSER ASSETS, INC., a Nevada corporation, as the Substituted Trustee does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held thereunder.

DATED: 9-18-97

BENEFICIARY:
LITCHFIELD FINANCIAL CORPORATION,
a Massachusetts corporation

SUBSTITUTED TRUSTEE:
STROSER ASSETS, INC.,
a Nevada corporation

By: Cory M. Coulston
CORY M. COULSTON, Vice President

By: M. T. Harston
M. T. HARSTON, President

STATE OF COLORADO)
) ss:
COUNTY OF)

This instrument was acknowledged before me on September 18, 1997
by CORY M. COULSTON, as Vice President of LITCHFIELD FINANCIAL CORPORATION, a Massachusetts corporation.

Roseanne Madrid
NOTARY PUBLIC

My commission expires: 3/3/98

SEAL

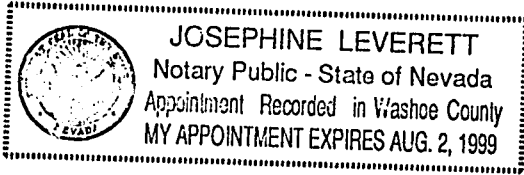
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STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on October 6, 1997
by M.T. HARSTON, as President of STROSER ASSETS, INC., a Nevada
corporation.

Josephine Leverett
NOTARY PUBLIC



COPY

RETURN TO:
Q.M. CORPORATION
200 Nichols Blvd.
Sparks, NV 89431

REQUESTED BY
Q.M. CORP.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'97 OCT 13 P12:24

LINDA SLATER
RECORDER
\$ 11.00 PAID K2 DEPUTY

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