SUBSTITUTION OF TRUSTEE

AND
FULL RECONVEYANCE

WHEREAS, William Glen Robinson and Linda M. Robinson, was the original Trustor, 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 July 25, 1997, and recorded August 14, 1997 in Book 0897, Page 2403, 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, 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 Substituted Trustee does hereby RECONVEY, without warranty, to the person or persons legally entitled thereto, the estate now held thereunder.

DATED: March 20, 1998

BENEFICIARY:
LITCHFIELD FINANCIAL CORPORATION,
a Massachusetts corporation

By: _____
G.R. BLOESER, Vice President

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

By: _____
M.T. HARSTON, President

STATE OF COLORADO )
) SS:
COUNTY OF JEFFERSON)

This instrument was acknowledged before me on March 20, 1998 by G.R. BLOESER, as Vice President of LITCHFIELD FINANCIAL CORPORATION, a Massachusetts corporation.

Roseanna Madrid
NOTARY PUBLIC - ROSEANNA MADRID
SEAL
My commission expires: March 3, 2002

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STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on APRIL 1, 1998 by M.T. HARSTON, as President of STROSER ASSETS, INC., a Nevada corporation.

Josephine Leverett
NOTARY PUBLIC

JOSEPHINE LEVERETT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES AUG. 2, 1999

COPY

RETURN TO:

Q. M. CORP.
515 NICHOLS BLVD.
SPARKS, NV 89431

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

'98 MAY -4 P12:12

LINDA SLATER
RECORDER
$ 11.00 PAID K DEPUTY

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