SUBSTITUTION OF TRUSTEE

AND FULL RECONVEYANCE

WHEREAS, Robert R. Wix and Janet M. Wix, 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 December 11, 1997, and recorded December 31, 1997 in Book 1297 Page 5713, 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: April 6, 1998

BENEFICIARY:

LITCHFIELD FINANCIAL CORPORATION.

a Massachusetts corporation

SEAL

G.R. BLOESER, Vice President

STROSER ASSEVS, INC., a Nevada corporation

M.T. HARSTON, President

STATE OF COLORADO

SS:

COUNTY OF JEFFERSON)

This instrument was acknowledged before me on April 6, 1998 by G.R. BLOESER, as Vice President of LITCHFIELD FINANCIAL CORPORATION, a Massachusetts corporation.

NOTARY PUBLIC - ROSEANNA MADRID

My commission expires: March 3, 2002

Plana Malrid

SEAL

438833

BK0598PG0433

STATE OF NEVADA)
)ss:
COUNTY OF WASHOE)

This instrument was acknowledged before me on April 20,1998 by M.T. HARSTON, as President of STROSER ASSETS, INC., a Nevada corporation.

NOTARY PUBLIC



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

RETURN TO:

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

> 438833 BK0598PG0434

REQUESTED BY

O.M. CORP.

IN OFFICIAL RECORDS OF

DOUGLAS CO. NEVADA

'98 MAY -4 P12:12

LINDA SLATER
RECORDER

PAID DEPUTY