

98072221

WHEN RECORDED MAIL TO:
MR. AND MRS. TED SNYDER
P. O. BOX 2400
GARDNERVILLE, NV 89410

RATIFICATION
SUBSTITUTION OF TRUSTEE
AND
GRANT DEED

R.P.T.T. \$ #3

On January 4, 1993 Ted S. Snyder and Patricia Ann Snyder conveyed title to that property described in Exhibit "A" attached into Charles Karp and Henry Snyder, as trustees holding title in joint tenancy for the Star Trust by deed recorded in Book 193, Page 70, Document No. 296615 in the official records of Douglas County Nevada.

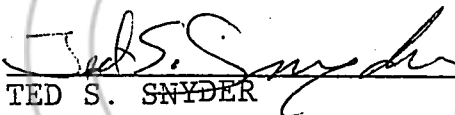
The original trustees of the Star Trust have since resigned or ceased to function as trustee.

On July 1, 1996 Creative Business Services, Inc., a closed Delaware Corporation executed a document entitled Trustee Acceptance Agreement in which Creative Business Associates accepted the position as trustee of the Star Trust. This document was not signed by the settlors or beneficiaries of the Star Trust.


Creative Business Services conveyed the real property described in Exhibit "A" to Ted S. Snyder and Patricia Ann Snyder, husband and wife as joint tenants by grant deed recorded November 16, 1998 in Book 1198, Page 3375 as Document No. 454173 in the official records of Douglas County, Nevada.

The undersigned, the settlors and beneficiaries of the Star Trust, hereby ratify the Trustee Acceptance Agreement which substituted Creative Business Services as trustee of the Star Trust and the grant deed from Creative Business Services to Ted S. Snyder and Patricia Ann Snyder.

Dated:



TED S. SNYDER



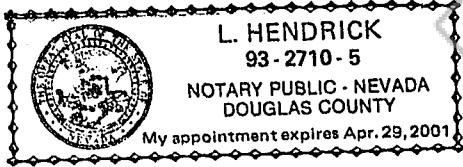
PATRICIA ANN SNYDER

0457062

BK 1298PG5157

STATE OF Nevada)
COUNTY OF Douglas) SS.

This instrument was acknowledged before me on December 16
1998, by Ted S. Snyder and Patricia Ann Snyder



L. Hendrick
Notary Public

0457062

BK1298PG5158

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as situated in Section 24, Township 12 North, Range 20 East, M.D.B.&M., and being a portion of Lot 6, as shown on the AMENDED PLAT OF RUHENSTROTH SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873, more particularly described as follows:

Parcel B, as set forth on that certain Parcel Map for Phil Sullivan filed for record in the Office of the County Recorder of Douglas County, Nevada, on June 16, 1980, in Book 680, Page 1330, as Document No. 45330.

A.P.N. 29-451-04

RESERVING THEREFROM a road and utility easement over and across the North 25 feet of said land.

TOGETHER with a non-exclusive easement for road and utility purposes over and across the North 25 feet of Parcel A as set forth on the Parcel Map here-in-above mentioned.

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'98 DEC 21 P4:42

0457062

BK 1298 PG 5159

LINDA SLATER
RECORDER
PAID DEPUTY