

RECORDED AT THE REQUEST OF:
RECORDED AT THE REQUEST OF:
CHICAGO TITLE CO.

797

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 10.00 FEES: 16.00
AF: 2.00
MF: 4.00

AFTER RECORDING MAIL TO:
FESTIVAL FINANCIAL
C/O EARL FELDMAN, ESQ.
530 "B" AVENUE SUITE 1810
SAN DIEGO CA 92101

TITLE ORDER NO. 994835-05
ESCROW NO. 4306-C
0007690357
05/24/96

Bank

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR GIBRALTAR SAVINGS is/are present owner(s) of a promissory note dated 10/09/78, executed by RUSSELL KUBOVEC
RUTH E KUBOVEC in the amount of \$ 183,236.39, secured by Deed of Trust executed by the makers of said note, wherein,
is named as Trustee, recorded 10/23/78 as Filing No. 78-450400 in Book --, Page --, of Real Estate records, in the Office of the Recorder of SAN DIEGO County, CALIFORNIA, and


WHEREAS the undersigned as the present beneficiary of the Deed of Trust desire to change the Trustee therein, and

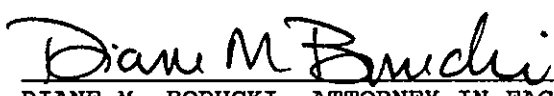
WHEREAS the undersigned further desire to have the property hereinafter mentioned reconveyed by reason of the payment of the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, the undersigned does hereby appoint the undersigned as Trustee under the terms of said Deed of Trust in the place of the original Trustee above mentioned, with the power to perform the Trustee, DOES HEREBY QUITCLAIM AND RECONVEY to the person or persons legally entitled thereto, but without warranty, all of the property covered by said Deed of Trust now held by said Trustee under the terms of said Deed of Trust.

Dated this 17th day of July, 1996

By: FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR GIBRALTAR SAVINGS

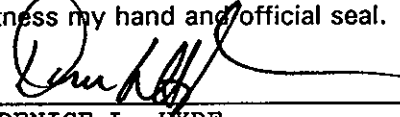

MICHELE DRURY, ATTORNEY-IN-FACT
PURSUANT TO P-O-A DATED 12/20/95


DIANE M. BORUCKI, ATTORNEY-IN-FACT
PURSUANT TO P-O-A DATED 12/20/95

STATE OF MARYLAND)
COUNTY OF HOWARD)

On 07/17/96 before me, DENISE L. HYDE, personally appeared MICHELE DRURY, ATTORNEY-IN-FACT DIANE M. BORUCKI, ATTORNEY-IN-FACT personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature 
DENISE L. HYDE

(Seal of Notary)

DENISE L. HYDE
NOTARY PUBLIC, HOWARD COUNTY, MD
My Commission Expires May 5, 1997