

LV-148197-10

Document Recorded at the Request of
and Mail Tax Statements and When
Recorded Return to:

Western Mortgage Corporation, a
division of Unionamerica, Inc.,
a Delaware corporation
2700 Wilshire Boulevard
Los Angeles, California 90057

CORPORATION GRANT DEED

Instructions for recordation:

Record and index this document in the names of each
of the following grantors:

WESTERN MORTGAGE CORPORATION

WESTERN MORTGAGE CORPORATION, A DIVISION OF
UNIONAMERICA, INC., a California corporation

WESTERN MORTGAGE CORPORATION DIVISION,
UNIONAMERICA, INC.

UNIONAMERICA, INC., a California corporation

UNIONAMERICA, INC., WESTERN MORTGAGE
CORPORATION DIVISION

CORPORATION GRANT DEED

WHEREAS, Unionamerica, Inc., a California corporation ("Unionamerica"), owns real property;

WHEREAS, Unionamerica desires to transfer all of its non-banking assets, including real property, to Unionamerica, Inc., a Delaware corporation ("New Unionamerica"), as part of a reorganization in order to comply with the Bank Holding Company Act of 1956, as amended; and

WHEREAS, Unionamerica holds title to its real property in various names or as a successor in interest to the original owner, which names or predecessors in interest include but are not necessarily limited to (a) Western Mortgage Corporation, (b) Western Mortgage Corporation, a division of Unionamerica, Inc., a California corporation, (c) Western Mortgage Corporation Division, Unionamerica, Inc., (d) Unionamerica, Inc., a California corporation, and (e) Unionamerica, Inc., Western Mortgage Corporation Division;

NOW, THEREFORE, the undersigned grantor declares: Documentary transfer tax is not applicable by reason of California Revenue and Tax Code Section 11923(d).

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Western Mortgage Corporation, a division of Unionamerica, Inc., a corporation organized under the laws of the state of California, hereby grants to Western Mortgage Corporation, a division of Unionamerica, Inc., a Delaware

corporation, all real property of the grantor wherever situated.

IN WITNESS WHEREOF, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Assistant Secretary and Assistant Secretary thereunto duly authorized.

Dated and effective: December 31, 1973.

WESTERN MORTGAGE CORPORATION, a division of Unionamerica, Inc., a California corporation

By G. William Abrell
Assistant Secretary

By K. J. Nuttall
Assistant Secretary

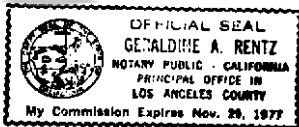


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.

On December 31, 1973, before me, the undersigned, a Notary Public in and for said State, personally appeared K. J. Nuttall, known to me to be the Assistant Secretary, and G. William Abrell, known to me to be the Assistant Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

[SEAL]



Geraldine A. Rentz
Geraldine A. Rentz
Notary Public in and for said
County and State

COPY

No. **53756**

FILED AND RECORDED AT REQUEST OF
Title Ins. & Trust Co.
Jan. 9, 1974

AT 1 MINUTES PAST 1 O'CLOCK
P 9 M IN BOOK 9 OF OFFICIAL
RECORDS, PAGE 23-26 LINCOLN
COUNTY, NEVADA.

James H. ...
COUNTY RECORDER