


**After Recording Return to:**  
eTitle Insurance Agency  
3269 South Main Street, Suite 100  
Salt Lake City, UT 84115

11296789  
12/13/2011 4:54:00 PM \$12.00  
Book - 9974 Pg - 3982-3983  
Gary W. Ott  
Recorder, Salt Lake County, UT  
eTITLE INSURANCE AGENCY  
BY: eCASH, DEPUTY - EF 2 P.

Case No. 11-21103/AA 

Parcel ID #: 28-19-179-011

(Space above for County Recorder's use)

### **SUBSTITUTION OF TRUSTEE**

Pursuant to the provisions of that certain Deed of Trust executed on October 7, 1998, by Scott L. Astin, as Trustor, to Associated Title Company, as Trustee, for the benefit of Crossland Mortgage Corp. as Beneficiary, recorded on October 13, 1998, as Instrument No. 7117734, in the office of the Salt Lake County Recorder of Salt Lake County, Utah; to secure an obligation under a Promissory Note, the undersigned, as present authorized agent for the holder of the Note, does hereby remove Associated Title Company, as Trustee and does, pursuant to the terms of Utah Code Annotated §57-1-22, hereby remove any Substitute Trustee or Trustees who may have been previously appointed in place of the original Trustee, and does hereby appoint and substitute eTitle Insurance Agency, Inc., 3269 South Main Street, Suite 100, Salt Lake City, UT 84115, to serve effective immediately, as Substitute Trustee in the Deed of Trust and to replace Associated Title Company. Said Substitute Trustee is qualified to serve as Successor Trustee under the laws of this state.

The undersigned hereby revokes all other substitutions of trustee which it may have executed, appointed or filed in the past, giving and granting to said Substitute Trustee all the powers, duties and authority of the discharged Trustee, and hereby ratifying all acts of said Substitute Trustee heretofore or hereafter performed. Said Substitute Trustee shall, in accordance with the provisions of the Deed of Trust, succeed to all the title, powers and duties conferred upon the Original Trustee(s) by the terms of said Deed of Trust and by applicable law.

The Deed of Trust covers the following described real estate, together with its improvements, easements and appurtenances thereunto belonging, located in Salt Lake County, Utah and more particularly described as follows:

Lot 406, VICTORS POND, PHASE 2, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: 12027 South Blue Heron Drive, Draper, UT 84020.

This document was prepared by eTitle Insurance Agency, Inc. In witness whereof, the undersigned authorized agent for the holder of the Note has executed this document. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Executed this 13 day of Dec., 2011

Wells Fargo Bank, N.A.  
By: eTitle Insurance Agency  
Its: Attorney in Fact

By: [Signature]  
Printed name: Tom Cook  
Its: Authorized Officer

State of Utah                                 )  
  : ss.  
County of Salt Lake                         )

The foregoing instrument was acknowledged before me this 13 day of December, 2011 by Tom Cook an Authorized Officer of eTitle Insurance Agency, as Attorney in Fact for Wells Fargo Bank, N.A.

[Signature]  
Notary Public

