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 5/9/2012 12:31:00 PM \$12.00
 Book - 10015 Pg - 9431-9432
 Gary W. Ott
 Recorder, Salt Lake County, UT
 TRUSTEES TITLE & ESCROW LC
 BY: eCASH, DEPUTY - EF 2 P.

When Recorded Mail To:
 Fidelity National Title Insurance Company
 6029 Belt Line
 Dallas, TX 75254

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No: 12-00359-8

SUBSTITUTION OF TRUSTEE

APN: 20-13-210-005

Pursuant to the provisions of that certain Deed of Trust executed on April 8, 2009, by KENNETH SIMMONS, A MARRIED MAN, as Trustor, to UNITED TITLE SERVICES, as Trustee, for the benefit of MERS SOLELY AS NOMINEE FOR M&T BANK, ITS SUCCESSORS AND ASSIGNS, as Beneficiary, recorded on April 9, 2009, as Instrument No. 10670967, Book 9708, Page 5136-5145 in the office of the County Recorder of Salt Lake County, Utah to secure an obligation under a Promissory Note in the amount of \$152,192.00; and assigned to Wells Fargo Bank, NA by Assignment dated November 3, 2011.

The undersigned, as present holder, or the authorized agent of the holder of the Note, does hereby remove UNITED TITLE SERVICES, as Trustee and does, pursuant to the terms of the Deed of Trust, 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 JAMES H. WOODALL whose address is 10808 River Front Parkway, Suite 175, South Jordan, UT 84095, to serve, effective immediately, as Substitute Trustee in the Deed of Trust, and to replace the Trustee named in the Deed of Trust.

Said Substitute Trustee is qualified to serve as Trustee under the laws of this state. The successor trustee appointed herein qualifies as Trustee of the Trust Deed in the Trustee's capacity as an active member of the Utah State Bar who maintains a place of business within the state of Utah as required by Utah Code 51-1-21(1)(i).

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 following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in Salt Lake County, Utah and more particularly described as follows:

LOT 77, INDIAN VILLAGE NO. 10, 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: 5003 WEST SUNDROP CIRCLE, KEARNS, UT 84118-6626.

This document was prepared by Bryan Montgomery.

File Number: 12-00359-8

In witness whereof, the undersigned holder, or 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 3rd day of May, 2012.

Wells Fargo Bank, NA



Hildy Jobe
Vice President of Loan Documentation

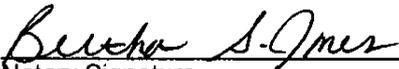
State of North Carolina

County of Wake

On May 3, 2012, before me, Bertha S. Jones, Notary Public, personally appeared Hildy Jobe, Vice President of Loan Documentation, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of North Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Signature

