

When Recorded Return To:  
Wells Fargo Home Mortgage  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

ENT 109097:2020 PG 1 of 2  
**Jeffery Smith**  
**Utah County Recorder**  
2020 Jul 29 08:53 AM FEE 40.00 BY SM  
RECORDED FOR Nationwide Title Clearing Inc.  
ELECTRONICALLY RECORDED

**Loan Number 0527486898**

### SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, **DAVID M COUNTS AND DONNA L COUNTS** was the original Trustor, **PROVO LAND TITLE COMPANY** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS** was the original Beneficiary under that certain Deed of Trust dated 05/23/2016 in **UTAH** County, **UT**, in **Entry # 46137:2016**.

for the property located in UTAH, Utah to wit:

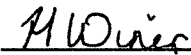
LOT 278, PLAT 'B', TALUS RIDGE SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH. 53-517-278

WHEREAS, the undersigned Beneficiary is the present Beneficiary under the Deeds of Trust and desires to substitute a new trustee under said Deed of Trust as listed above, in place and stead of said original Trustee thereunder.

NOTICE IS HEREBY GIVEN that **WELLS FARGO NATIONAL BANK WEST**, is hereby appointed Successor Trustee under said Deed of Trust.

**Dated this 28th day of July in the year 2020.**

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS**



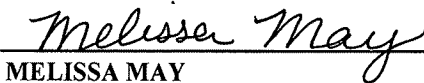
HANNA WINER

VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

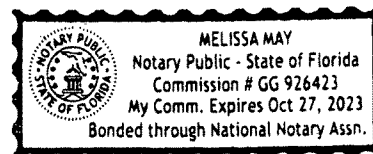
STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 28th day of July in the year 2020, by Hanna Winer as VICE PRESIDENT of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



MELISSA MAY

COMM EXPIRES: 10/27/2023



WFHRC 414660709 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN  
100138201100434841 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI  
48501-2026 DOCR T282007-12:36:15 [C-2] ERCNUT1

PAGE (1 of 2)



\*D0054263752\*

Loan Number 0527486898

WHEREAS, DAVID M COUNTS AND DONNA L COUNTS was the original Trustor, PROVO LAND TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR FIRST COLONY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS was the original Beneficiary under that certain Deed of Trust dated 05/23/2016 in UTAH County, UT, in Entry # 46137:2016.

for the property located in UTAH, Utah to wit:

LOT 278, PLAT 'B', TALUS RIDGE SUBDIVISION, SARATOGA SPRINGS, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE RECORDER, UTAH COUNTY, UTAH. 53-517-278

WHEREAS, WELLS FARGO NATIONAL BANK WEST, as Trustee under a Deed of Trust as listed above, pursuant to a written request of the Beneficiary thereunder, does hereby reconvey, without warranty, to the person or persons entitled thereto, the trust property now held by it as Trustee under the above Deed of Trust.

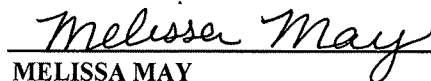
Dated this 28th day of July in the year 2020.  
WELLS FARGO NATIONAL BANK WEST



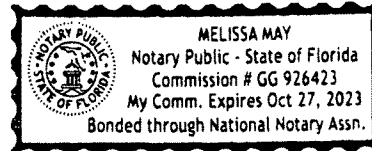
LAUREN ASTLE  
TITLE OFFICER

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization on this 28th day of July in the year 2020, by Lauren Astle as Title Officer of WELLS FARGO NATIONAL BANK WEST, who, as such Title Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.



MELISSA MAY  
COMM EXPIRES: 10/27/2023



WFHRC 414660709 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100138201100434841 MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T282007-12:36:15 [C-2] ERCNUT1

