

When Recorded Mail to:
Orange Title Insurance Agency, Inc.
374 East 720 South
Orem, Utah 84058
866-931-0036

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1/31/2017 1:49:00 PM \$10.00
Book - 10525 Pg - 5435
Gary W. Ott
Recorder, Salt Lake County, UT
ORANGE TITLE INS AGCY
BY: eCASH, DEPUTY - EF 1 P.

Tax Parcel ID Number: 20-14-453-006-0000

SUBSTITUTION OF TRUSTEE

Orange Title Insurance Agency, Inc. whose address is 374 East 720 South, Orem, Utah 84058, is hereby appointed successor trustee under the Trust Deed executed by, REMEE S. LEONARD, A MARRIED WOMAN, as trustor, in which MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR SECURITY NATIONAL MORTGAGE COMPANY, A UTAH CORPORATION, ITS SUCCESSORS AND ASSIGNS is named as beneficiary and FIRST AMERICAN TITLE as trustee, and filed for record on 12/28/2010, with recorder's entry No. 11105669, in book 9892 at page 9220-9229 Salt Lake County, Utah and Corporate Assignment of Deed of Trust dated 3/3/2012 and filed for record on 3/7/2012 with recorder's entry No. 11345952 in book 9997, at page 5473-5474 Salt Lake County, Utah. The undersigned beneficiary hereby ratifies and confirms all actions taken on its behalf by the successor trustee prior to the recording of this instrument, so long as in accordance with this appointment, the Trust Deed and applicable law. The Trust Deed covers the following described real property situated in Salt Lake County, Utah:

LOT 85, WALNUT HILLS PLAT A, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

Dated SEP 21 2016

Wells Fargo Bank, N.A

By: [Signature]
Printed Name: By Andrea Whitney, of the firm Aldridge Pite, LLP as its attorney in fact

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of **CALIFORNIA** } ss.
County of **SAN DIEGO** }

On SEP 21 2016 before me, Silver De Vera, Notary Public, personally appeared ANDREA WHITNEY 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 said State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)
Silver De Vera

