

ELECTRONICALLY RECORDED FOR:

Marlon L. Bates
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Trustee No. 31045-55
Parcel No. 38-132-0003

SUBSTITUTION OF TRUSTEE

Marlon L. Bates, attorney at law, 15 West South Temple, Ste 600, Salt Lake City, Utah 84101, is hereby appointed successor trustee under the Deed of Trust executed by Jason Lawler, as trustor(s), in which Mortgage Electronic Registration Systems, Inc., solely as nominee for lender, its successors and/or assigns is named as beneficiary, and Meridian title Company is appointed trustee, and filed for record on December 5, 2005, and recorded as Entry No. 140230:2005, Records of Utah County, Utah.

LOT 3, PLAT A EAGLES VIEW SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER.

The beneficiary hereby ratifies and confirms all actions taken on the beneficiary s behalf by the new trustee prior to the recording of the Substitution of Trustee.

DATED this 10 day of May, 2010

Wells Fargo Bank, National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Greenpoint MTA Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3, by EMC Mortgage Corporation, its Attorney-in-Fact

Beth Cottrell
By: **Beth Cottrell** Vice President

STATE OF **Ohio**)
: ss
COUNTY OF **Franklin**)

The foregoing instrument was acknowledged before me this 10 day of May, 2010, by Beth Cottrell, the Vice President of EMC Mortgage Corporation, Attorney-in-Fact for Wells Fargo Bank, National Association as Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., Greenpoint MTA Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3.

Tiffany Border
NOTARY PUBLIC



TIFFANY BORDER
Notary Public, State of Ohio
My Commission Expires
8-17-2013