

Doc Number: **0810236**

10/04/2012 10:03 AM

OFFICIAL RECORDS

Requested By
Wells Fargo Bank

Assessor's/Tax ID No. 1022-09-001-071

Recording Requested By:
WELLS FARGO HOME MORTGAGE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 19.00
Bk: 1012 Pg: 1099



Deputy: pk

When Recorded Return To:

✓
WELLS FARGO HOME MORTGAGE
MAC X9901-L1R
2701 WELLS FARGO WAY
MINNEAPOLIS, MN 55467



SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WFHM - CLIENT 936 #:0618465652 "BINGHAM" Lender ID:661731/1686119521 Douglas, Nevada

THE UNDERSIGNED DOES HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN PERSONAL INFORMATION ABOUT ANY PERSON.

Wells Fargo Bank, N.A. is the Owner and Holder of the Note secured by the Deed of Trust Dated: 02/07/2003 , made by JOHN BINGHAM AND RAONA BINGHAM, HUSBAND AND WIFE, AS JOINT TENANTS as Trustor, with CALIFORNIA RECONVEYANCE COMPANY as Trustee, for the benefit of WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION as Beneficiary, which said Deed of Trust was recorded 02/14/2003 in the Office of the County Recorder of Douglas State of Nevada, in Book/Reel/Liber: 0203 Page/Folio: 05528 as Instrument No.: 0567177 wherein said Owner and Holder hereby substitutes WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION as Trustee in lieu of the above-named Trustee under said Deed of Trust.

Property Address: 3740 TOPAZ RANCH DRIVE, WELLINGTON, NV 89444

IN WITNESS WHEREOF, Wells Fargo Bank, N.A. 11200 W PARKLAND AVE, MILWAUKEE, WI 53224 as owner and WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION 2701 WELLS FARGO WAY, MAC# X9901-L1R, MINNEAPOLIS, MN 55467 as Substituted Trustee, have caused this instrument to be executed, each in its respective interest;

*PAH*PAHWFMM*09/28/2012 08:52:56 AM* WFMB02WFIM0000000000000000000352548*
NVDUGL* 0618465652 NVDUGL_TRUST_SUB * *PAHWFMM*

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 2 of 3

Wells Fargo Bank, N.A.
On September 28th, 2012

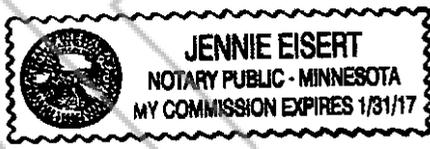
By: Kathleen Connor
Kathleen Connor, Vice President Loan
Documentation

STATE OF Minnesota
COUNTY OF Hennepin

On September 28th, 2012, before me, JENNIE EISERT, a Notary Public in and for Hennepin in the State of Minnesota, personally appeared Kathleen Connor, Vice President Loan Documentation, personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

JENNIE EISERT
Notary Expires: 01/31/2017



(This area for notarial seal)

WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION hereby accepts said appointment as Trustee under said Deed of Trust and as Successor Trustee pursuant to the request of said Owner and Holder and in accordance with the provisions of said Deed of Trust does hereby reconvey without warranty to the person or persons legally entitled thereto all estate now held by it under said Deed of Trust.

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE Page 3 of 3

By WELLS FARGO FINANCIAL NATIONAL BANK, A NATIONAL BANKING ASSOCIATION as Trustee
On September 28th, 2012

MICHAEL FINNERTY , TITLE OFFICER

STATE OF Minnesota
COUNTY OF Hennepin

On September 28th, 2012, before me, JAGRUTI K SHAH, a Notary Public in and for Hennepin in the State of Minnesota, personally appeared MICHAEL FINNERTY , TITLE OFFICER, personally known to me (or 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, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

JAGRUTI K SHAH
Notary Expires: 01/31/2016



(This area for notarial seal)