

**Official Record**Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 275 Page- 0358

**RECORDING REQUESTED BY:**

Cow County Title Co.

**WHEN RECORDED MAIL TO:**National Default Servicing Corporation  
7720 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

NDSC File No. : 12-41356-WF-NV

APN: 002-152-19

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**SUBSTITUTION OF TRUSTEE**

Pursuant to the provisions of that certain Deed of Trust executed on 01/08/2009, by **EDWARD E WELTY II AND TINA MARIE WELTY, HUSBAND AND WIFE**, as Trustor, to **UNITED TITLE OF NEVADA**, as Trustee, for the benefit of **WELLS FARGO BANK, N.A., P.O. BOX 11701, NEWARK, NJ 07101-4701** as Beneficiary, recorded on 01/14/2009 as Instrument No. 0133379, in the office of the Recorder of LINCOLN County, Nevada; to secure an obligation under a Promissory Note in the amount of \$138,990.00 and assigned to Wells Fargo Bank, N.A. by Assignment dated N/A. The undersigned, as present holder [or the authorized agent] of the holder of the Note, does hereby remove **UNITED TITLE OF NEVADA**, 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 **NATIONAL DEFAULT SERVICING CORPORATION, An Arizona Corporation, whose address is 7720 N. 16<sup>th</sup> Street, Suite 300, Phoenix, Arizona 85020**, 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 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 applicable law.

The following described real estate, together with its improvements, easements and appurtenances thereunto belonging, is located in LINCOLN County, Nevada and more particularly described as follows:



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Substitution of Trustee

NDSC File No. : 12-41356-WF-NV

That portion of Block Thirty-Five (35) In the Town of Panaca. Lincoln County, Nevada. more particularly described as follows:

Parcel 2 of that certain Parcel Map recorded May 18, 2004 In the office of the County Recorder of Lincoln County, Nevada in Book C of Plats, Page 44 as File No. 122348. Lincoln County, Nevada records.

EXCEPTING THEREFROM that portion as conveyed to Justin and Larissa Frehner by that certain Quitclaim Deed recorded September 20, 2006 in Book 222, Page 495, as File No. 127444 in the Office of the County Recorder, Lincoln County, Nevada.

At the time of the execution of the Deed of Trust, this property was reported to have an address of: 44 S 4TH STREET, PANACA, NV 89042-2325.

It is hereby affirmed that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

This document was prepared by Cathy Foch. 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 15th day of November, 2012

Wells Fargo Bank, N.A.

By: Olivia A. Todd, President of NDSC

By: Limited Power of Attorney

State of Arizona  
County of Maricopa

On 11/15, 2012, before me, the undersigned, a Notary Public for said State, personally appeared Olivia A. Todd personally known to me be (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

