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FORSYTH CO, NC FEE \$17.00

PRESENTED & RECORDED

11-15-2010 01:08:19 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 2974

PG: 4293-4294

Prepared by and mail to:

Megan Lindley, Kania and Kania, P.A., 600-A Centrepark Drive, Asheville, North Carolina 28805
Re: Ryan, Robert - 3844 Clinard Ave. .

NORTH CAROLINA

FORSYTH COUNTY

SUBSTITUTION OF TRUSTEE

THIS SUBSTITUTION OF TRUSTEE, made this the 1 day of November, 2010, by Wells Fargo Bank, N.A. (Lender), by and through its Attorney-in-Fact, Jay A. Kania, Document Execution Officer for the Law Firm of Kania and Kania, P.A., party of the first part, to Richard J. Kania, Amanda Beedie, and Kate Helmick, Substitute Trustee, party of the second part;

WITNESSETH:

WHEREAS, Lender is the owner of all the indebtedness secured by a certain deed of trust executed on December 27, 2007, in the amount of \$104,277.40 by Robert Patrick Ryan and Joyce Ann Ryan to Trste, Inc., Trustee for Wachovia Bank, National Association, Beneficiary, and recorded in Deed of Trust Book 2806, Page 3764, Forsyth County Registry;

And Whereas, Wells Fargo Bank, N.A. is the current owner and holder of said deed of trust and the note secured thereby.

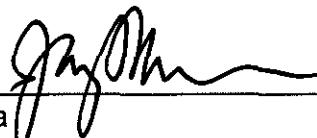
And Whereas, the Lender is desirous of removing the said Trste, Inc. as Trustee, and also removing any previously appointed Substitute Trustee, and appointing Richard J. Kania, Amanda Beedie, or Kate Helmick, any one of whom may act, as Substitute Trustee in the place and stead of the said Trste, Inc. or any previously appointed Substitute Trustee.

NOW, THEREFORE, pursuant to the authority contained in said deed of trust allowing Lender to remove the trustee and appoint a substitute trustee, the Lender hereby appoints the party of the second part, Richard J. Kania, Amanda Beedie, or

Kate Helmick as Substitute Trustee in the above-referred deed of trust in the place and stead of the trustee therein designated or any previously appointed substitute trustee(s), with all the powers, duties, and obligations conferred in said deed of trust upon the trustee originally named therein. In the event that Lender is the high bidder at any foreclosure sale of the property described in the deed of trust referenced above, the Substitute Trustee shall also have the authority to assign the winning bid of Lender to any other party on behalf of the Lender. Such assignment may be evidenced by a statement in any Substitute Trustee's deed conveying the property foreclosed to the effect that Lender has assigned its bid to the Grantee of such Substitute Trustee's deed.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be signed by Jay A. Kania, Document Execution Officer for the Law Firm of Kania and Kania, P.A., as Attorney-in-Fact for Wells Fargo Bank, N.A., the day and year first above written.

**Wells Fargo Bank, National Association, by its
Attorney-in-Fact, by Jay A. Kania, Document
Execution Officer for the Law Firm of Kania and
Kania, P.A.**



(SEAL)

Jay A. Kania
Document Execution Officer for the Law Firm of
Kania and Kania, P.A.

STATE OF NORTH CAROLINA
BUNCOMBE COUNTY

I, Patricia Judson, a Notary Public of the County and State aforesaid, do hereby certify that Jay A. Kania, Document Execution Officer for the Law Firm of Kania and Kania, P.A., agent and attorney in fact for Wells Fargo Bank, N.A., personally appeared before me this day, and being by me duly sworn, say that he executed the foregoing and annexed instrument for and in behalf of Wells Fargo Bank, N.A., and that his authority to execute and acknowledge said instrument is contained in an instrument duly recorded in the Buncombe County Register of Deeds Office on September 24, 2010, recorded in Book 4819, Page 326, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said Jay A. Kania acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Wells Fargo Bank, N.A..

Witness my hand and official seal, this the 1 day of November, 2010.


Patricia Judson
NOTARY PUBLIC
My commission expires: December 5, 2014
mki

