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FORSYTH CO, NC FEE \$26.00  
PRESENTED & RECORDED:

10-25-2011 09:15:59 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: PATSY RUTH DAVIS  
DPTY

BK: RE 3025

PG: 4398-4399

**ENVELOPE**

Prepared by and mail to: Richard J. Kania  
600-A Centrepark Drive  
Asheville, North Carolina 28805

**NORTH CAROLINA****FORSYTH COUNTY****SUBSTITUTION OF TRUSTEE**

THIS SUBSTITUTION OF TRUSTEE, made this the 31<sup>st</sup> day of August, 2010, by Wells Fargo Bank, N.A. (Lender), party of the first part, to Richard J. Kania, Amanda Beedie and Sara Disher, 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 August 31, 2005, in the amount of \$119,215.00, by James R. Wingate and Jack K. Wingate to Trste, Inc., Trustee for Wachovia Bank, National Association, Beneficiary, and recorded in Deed of Trust Book 2600, Page 3024, 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 Sara Disher, 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 Sara Disher 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 in its corporate name by its duly authorized Vice President and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

**Wells Fargo Bank, National Association**

Ken Jen, Assistant Vice President

(Corporate seal)

\*\* (Please do not let the seal cross the margin).

STATE OF FLORIDA

Dade COUNTY

I, Tracy Smith Waterman, Notary Public for said County and State, certify that Ken Jen personally came before me this day and acknowledged that he/she is the Assistant Vice President of Wells Fargo Bank, National Association, a corporation, and that he/she, as Assistant Vice President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 31<sup>st</sup> day of August, 2010.

Tracy Smith Waterman  
NOTARY PUBLIC

My commission expires:

TRACY SMITH-WATERMAN  
Notary Public, State of Florida  
My comm. exp. Sept. 2, 2013  
Comm. No. DD 922385

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