

Recording requested by (name):

[Name(s) of new owners]

Name of person recording the Substitution of Trustee

Recorder's Use Only

When recorded mail to and mail tax statements to:

[Name(s) of new owners]

[Mailing Address of new owners]

[Mailing Address of new owners]

[Mailing Address City, State, ZIP]

Name and address of person who should receive the stamped copy of this document when recorded, and tax statements from now on.

1/1/2018: In addition to standard fees, a new \$75 fee is charged for recording documents unless an exemption applies. See back of sheet for more info.

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Assessor's Parcel No. (APN):

[Assessor's Parcel No.]

This can be found on the current deed or the tax bill.

Declaration of Exemption From Gov't Code § 27388.1 Fee

- Transfer is exempt from fee per GC § 27388.1(a)(2):
 - recorded concurrently "in connection with" transfer subject to Documentary Transfer Tax
 - recorded concurrently "in connection with" a transfer of residential dwelling to an owner-occupier
- Transfer is exempt from fee per GC 27388.1(a)(1):
 - Fee cap of \$225.00 reached
 - Not related to real property

WHEREAS, [Original Trustor – usually borrower] was the original Trustor;

[Original Trustee – usually title company] the original Trustee, and

[Original Beneficiary - usually lender] the original Beneficiary

under that certain Deed of Trust dated [date deed of trust was signed] and recorded on

[date deed of trust was recorded] as Instrument No. [Inst. No., if used] ★

in Book/Reel [Book or Reel No., if used], Page/Image [Page or Image No., if used],

of the Official Records of [County] County, California, as more fully described below:

Copy this from the deed of trust

[Enter legal description as written on deed. If you prefer, type (or photocopy) the description on a separate page labeled "Exhibit A," attach it, and enter "See Exhibit A" in this space].

Enter the exact legal description of the property as shown on the current deed.

OR:

Attach description as Exhibit A (photocopy the exhibit attached to the current deed, if any) and type or write "See Exhibit A" in this space.

WHEREAS, the undersigned present Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and instead of [Original Trustee];

NOW, THEREFORE, the undersigned hereby substitutes [New Trustee] as

Trustee under said Deed of Trust and does hereby RECONVEY, WITHOUT WARRANTY, to the person or persons legally entitled hereto, the Estate now held thereunder.

Date: [Date of Signature]

Sign in front of notary.

As beneficiary

By: [Representative Name]

Role: [Representative Role at Beneficiary]

Sacramento County does not use Instrument Numbers, only Book/Reel and Page/Image numbers. Use whatever is appropriate for the county where the property is located.

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____
who 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(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature _____