

Recording requested by (name):

[Name(s) of new owners]

Name of person recording the Substitution of Trustee

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.

A \$75 fee is charged for recording documents unless an exemption applies.

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

Title Order No.: _____

Escrow No.: _____

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 GC § 27388.1 Fee

- Transfer is exempt from fee per GC § 27388.1(a)(2):
- Transfer is subject to Documentary Transfer Tax
- Transfer of residential dwelling to owner-occupier
- Transfer is exempt from fee per GC 27388.1(a)(1):
- \$225.00 fee cap 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 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 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 of Trust in place and instead of [Original Trustee]

NOW, THEREFORE, the undersigned hereby substitutes [New Trustee] whose address is: [Trustee Address] as Trustee under said deed and does hereby RECONVEY, WITHOUT WARRANTY, to the person or persons legally entitled to the Estate now held thereunder.

Sign in front of notary.

Date: [Date of Signature]

Beneficiary

By: [Representative Name]

Signature of Beneficiary or Authorized Agent

[Representative Role at Beneficiary, if applicable]

Print Role/Title

Some counties use Instrument Number as well as, or instead of, the Page/Image and Book/Reel numbers. Note: Sacramento formerly used Page and Book numbers, but now uses Instrument numbers. Fill in whatever is on the current deed.