

DOC # 822145
04/22/2013 08:48AM Deputy: AR
OFFICIAL RECORD
Requested By:
American Title - Platinum
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$19.00
BK-413 PG-6015 RPTT: 0.00



Assessor's Parcel Number: 1220-24-810-025

After Recording Return To:
Wells Fargo Bank, N.A.
Attn: Document Mgt.
P.O. Box 31557
MAC B6955-013
Billings, MT 59107-9900

This instrument was prepared by:
Wells Fargo Bank, N.A.
TERESA LEE SANCHEZ
DOCUMENT PREPARATION
2324 OVERLAND AVE
BILLINGS, MT 59102
1-866-537-8489

[Space Above This Line For Recording Data]

Mortgage Broker's Name:
NV License #:

Reference number: 20130407500026

Account number: 682-682-1349465-0xxx

SHORT FORM DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined below. The Master Form Mortgage Deed includes other defined words and rules regarding the usage of words used in this document.

- (A) **"Security Instrument"** means this document, which is dated April 05, 2013, together with all Riders to this document.
- (B) **"Borrower"** is NICK M. HOLT AND FAYE M. HOLT, HUSBAND AND WIFE, AS JOINT TENANTS. Borrower is the trustor under this Security Instrument.
- (C) **"Lender"** is Wells Fargo Bank, N.A. Lender is a national bank organized and existing under the laws of the United States of America. Lender's address is 101 North Phillips Avenue, Sioux Falls, SD 57104. Lender is the beneficiary under this Security Instrument.
- (D) **"Trustee"** is American Securites Company of Nevada.
- (E) **"Debt Instrument"** means the promissory note signed by Borrower and dated April 05, 2013. The Debt Instrument states that Borrower owes Lender ELEVEN THOUSAND AND 00/100THS Dollars (U.S. \$11,000.00) plus interest. Borrower has promised to pay this debt in one or more regular Periodic Payments and to pay the debt in full not later than seven (7) calendar days after April 20, 2028.
- (F) **"Property"** means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) **"Loan"** means all amounts owed now or hereafter under the Debt Instrument, including without limitation principal, interest, any prepayment charges, late charges and other fees and charges due under the Debt Instrument, and also all sums due under this Security Instrument, plus interest.



(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [mark as applicable]:

N/A Leasehold Rider
N/A Third Party Rider
N/A Other(s) [specify] _____ N/A

(I) "Master Form Deed of Trust" means the Master Form Deed of Trust dated August 14, 2007, and recorded on September 7, 2007, as Instrument No. 0708892 in Book/Volume 0907 at Page 1371 - 1381 of the Official Records in the Office of the Recorder of Douglas County/City, State of Nevada.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Debt Instrument; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Debt Instrument. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

_____ County _____ of _____ Douglas _____ :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

SEE ATTACHED EXHIBIT

which currently has the address of
637 MUSTANG LANE
[Street]
GARDNERVILLE, Nevada 89410 ("Property Address");
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." The Property shall also include any additional property described in Section 20 of the Master Form Deed of Trust.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record as of the execution date of this Security Instrument. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.



MASTER FORM DEED OF TRUST

By the execution and delivery of this Security Instrument, Borrower agrees that all of the provisions of the Master Form Deed of Trust are hereby incorporated in their entirety into this Security Instrument, which is intended to be recorded in the Official Records of the Office of the Recorder of Douglas County/City, Nevada.

Borrower agrees to be bound by and to perform all of the covenants and agreements in the Master Form Deed of Trust. A copy of the Master Form Deed of Trust has been provided to Borrower.

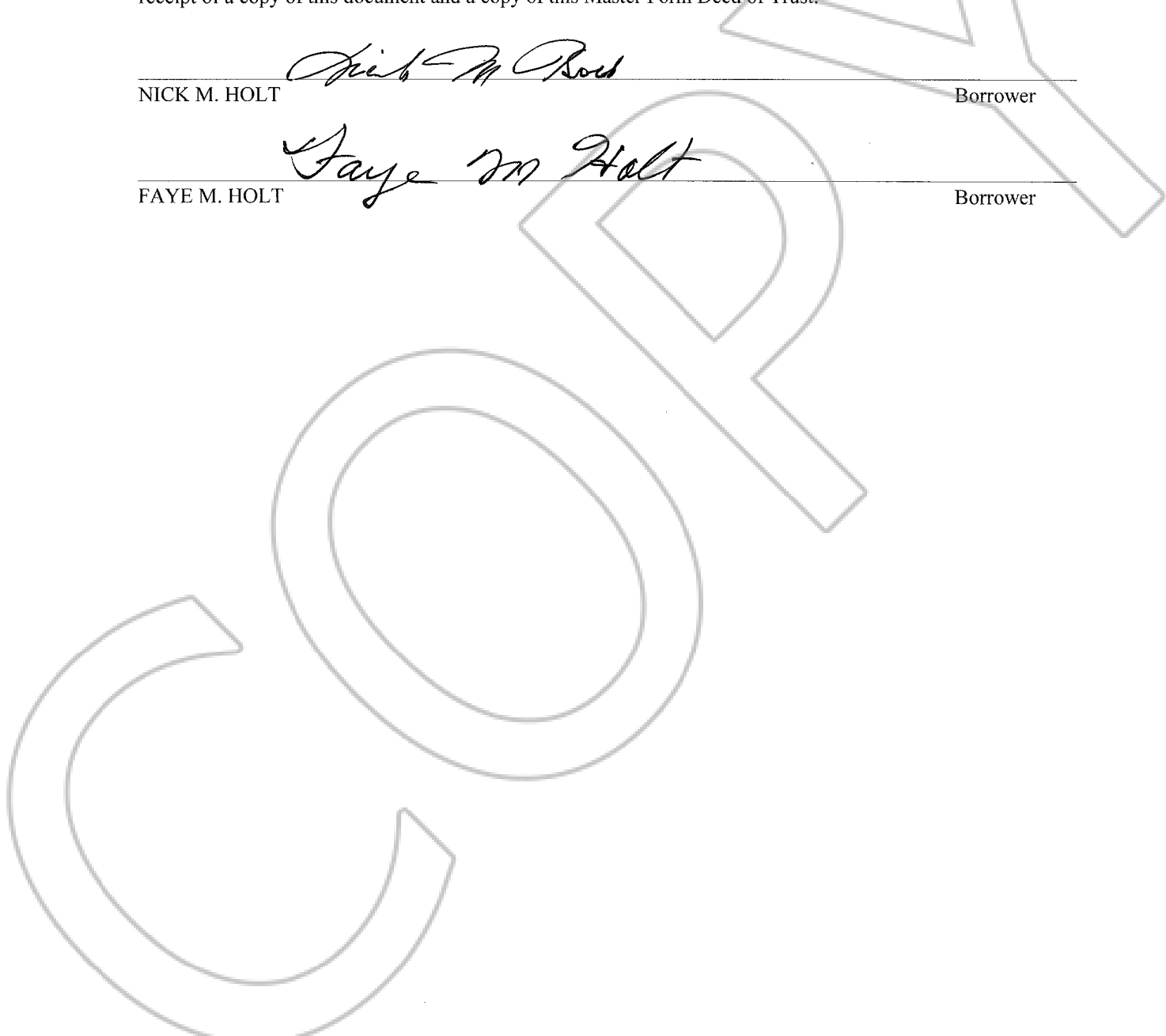
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it. Borrower also acknowledges receipt of a copy of this document and a copy of this Master Form Deed of Trust.

Nick M Holt

NICK M. HOLT Borrower

Faye M Holt

FAYE M. HOLT Borrower





For An Individual Acting In His/Her Own Right:

State of Nevada

County of Carson City

This instrument was acknowledged before me on April 5 2013 (date)
by Nick M Holt and Faye M Holt
(name(s) of person(s)).

Michelle Ballance

(Signature of notarial officer)

(Seal, if any)

Notary Public
(Title and rank (optional))

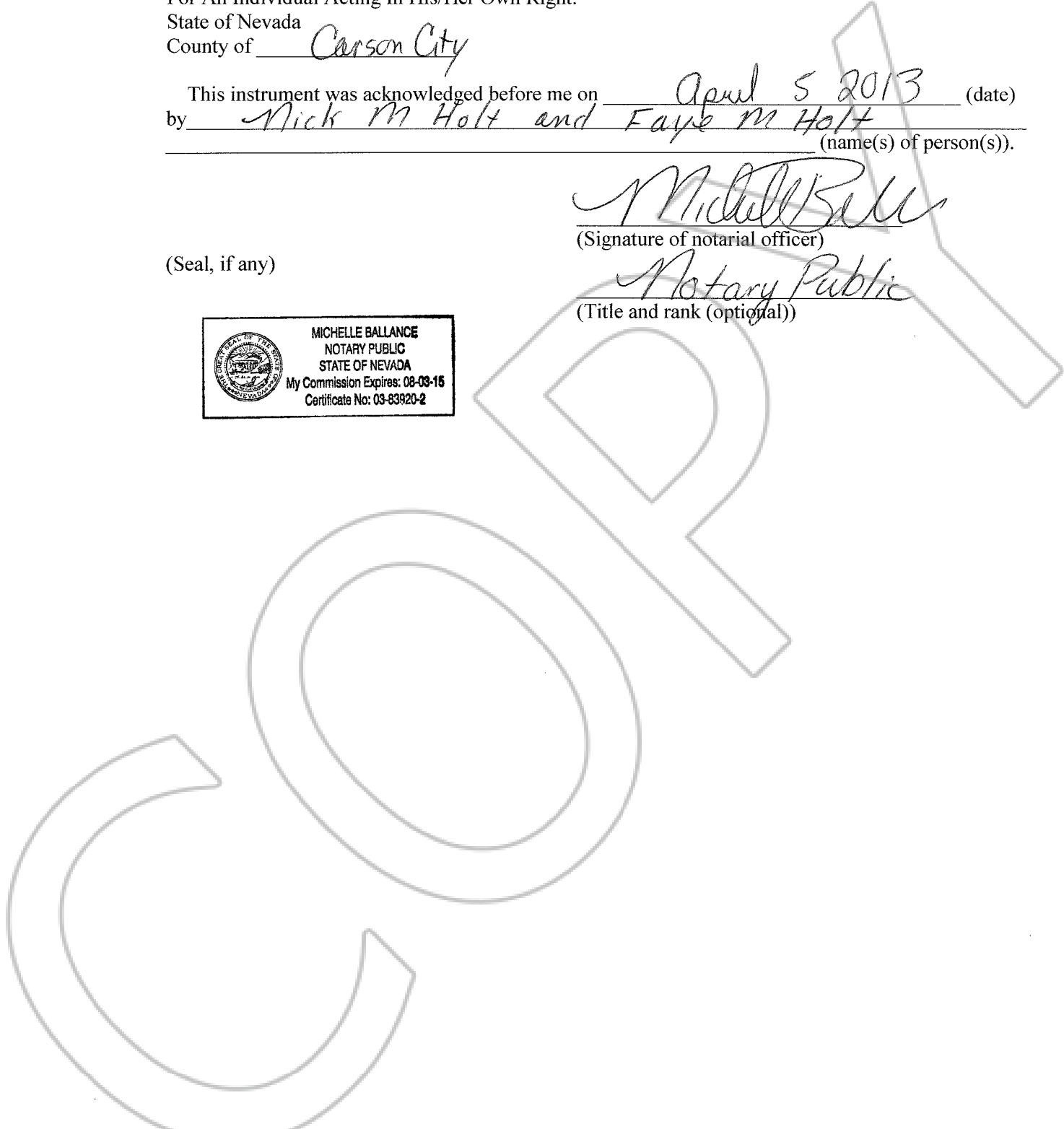
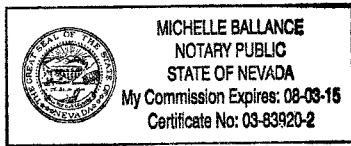




EXHIBIT A

Reference: 20130407500026

Account: 682-682-1349465-0xxx

Legal Description:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MONUMENT SET AT THE CENTER LINE INTERSECTION OF PALOMINO LANE AND MUSTANG LANE, AS SAID MONUMENT AND LINES ARE SHOWN ON THE OFFICIAL MAP OF RUHENSTROTH RANCHOS SUBDIVISION, FILED FOR RECORD APRIL 14, 1965, IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO 27706; THENCE SOUTH 355.00 FEET TO A POINT IN THE CENTER LINE OF MUSTANG LANE, A 50 FOOT ROAD, THE TRUE POINT OF COMMENCEMENT; THENCE FROM THE TRUE POINT OF COMMENCEMENT EAST, A DISTANCE OF 25.00 FEET TO THE POINT ON THE EAST LINE OF SAID MUSTANG LANE, THENCE CONTINUING EAST, A DISTANCE OF 312.47 FEET; THENCE SOUTH, A DISTANCE OF 160.00 FEET; THENCE WEST, A DISTANCE OF 312.47, TO A POINT ON THE EAST LINE OF SAID MUSTANG LANE THENCE CONTINUING WEST, A DISTANCE OF 25.00 FEET TO THE CENTER LINE OF SAID LANE; THENCE ALONG SAID CENTER LINE, NORTH A DISTANCE OF 160.00 FEET TO THE TRUE POINT OF COMMENCEMENT. PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED ON OCTOBER 31, 2011, IN BOOK 1011, AT PAGE 5996, AS DOCUMENT NO. 791782, OF OFFICIAL RECORDS.



Wells Fargo Bank, N.A.

Account#: 682-682-1349465-0xxx
Reference #: 20130407500026

Social Security Number Affirmation

I hereby affirm, pursuant to Nev. Rev. Stat. § 239B.030 (4), that the document(s) being submitted for recording do not include the social security number of any person.



Signature of person making affirmation