

DOC # 825084
06/10/2013 11:45AM Deputy: PK
OFFICIAL RECORD
Requested By:
American Title - Platinum
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: \$20.00
BK-613 PG-2191 RPTT: 0.00



Assessor's Parcel Number: 1220-13-801-036

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.
DEBORAH A MOSES
DOCUMENT PREPARATION
8505 IBM DR
CHARLOTTE, NC 28262
1-877-473-5616

[Space Above This Line For Recording Data]

Mortgage Broker's Name
NV License #

Reference number: 20130939700047

Account #: 682-682-1417738-1xxx

SHORT FORM OPEN-END DEED OF TRUST

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated May 07, 2013, together with all Riders to this document.
- (B) "Borrower" is WILLIAM FRANCIS TREMAINE AND LISA MAIRE TREMAINE, TRUSTEES OF THE 2008 TREMAINE FAMILY TRUST DATED MARCH 25, 2008. 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 loan agreement or other credit instrument signed by Borrower and dated May 07, 2013. The Debt Instrument states that Borrower owes Lender, or may owe Lender, an amount that may vary from time to time up to a maximum principal sum outstanding at any one time of, THIRTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$35,000.00) plus interest. Borrower has promised to pay this debt in Periodic Payments and to pay the debt in full not later than seven (7) calendar days after June 07, 2043.



BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to 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 the Master Form Deed of Trust.

Lisa Maire Tremaine Trustee of the 2008 Tremaine Family Trust

LISA MAIRE TREMAINE, TRUSTEE OF THE 2008 TREMAINE FAMILY TRUST - Borrower
DATED MARCH 25, 2008 *Dated March 28, 2008*

W. Francis Tremaine Trustee of the 2008 Tremaine Family Trust

WILLIAM FRANCIS TREMAINE, TRUSTEE OF THE 2008 TREMAINE FAMILY TRUST - Borrower
DATED MARCH 25, 2008 *DATED MARCH 25 2008*



For An Individual Acting In His/Her Own Right:

State of Nevada

County of _____

This instrument was acknowledged before me on _____ (date)
by _____ (name(s) of person(s)).

(Signature of notarial officer)

(Seal, if any)

(Title and rank (optional))

For An Individual Trustee Borrower:

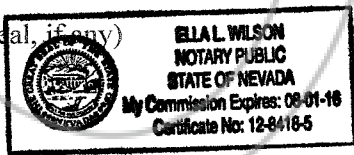
State of Nevada

County of Nevada

This instrument was acknowledged before me on 5/11/13 (date) by
Lisamarie Tremaine, Trustee of the 2008 Tremaine Family Trust dated
William Francis Tremaine Trust (name(s) of person(s)) of the 2008 Tremaine Family Trust dated March 25, 2008
(type of authority, e.g., officer, trustee) Trust March 25, 2008
etc.) of 2008 Tremaine Family Trust (name of party on behalf of
whom instrument was executed).

Ella Wilson
(Signature of notarial officer)

(Seal, if any)



Notary
(Title and rank (optional))

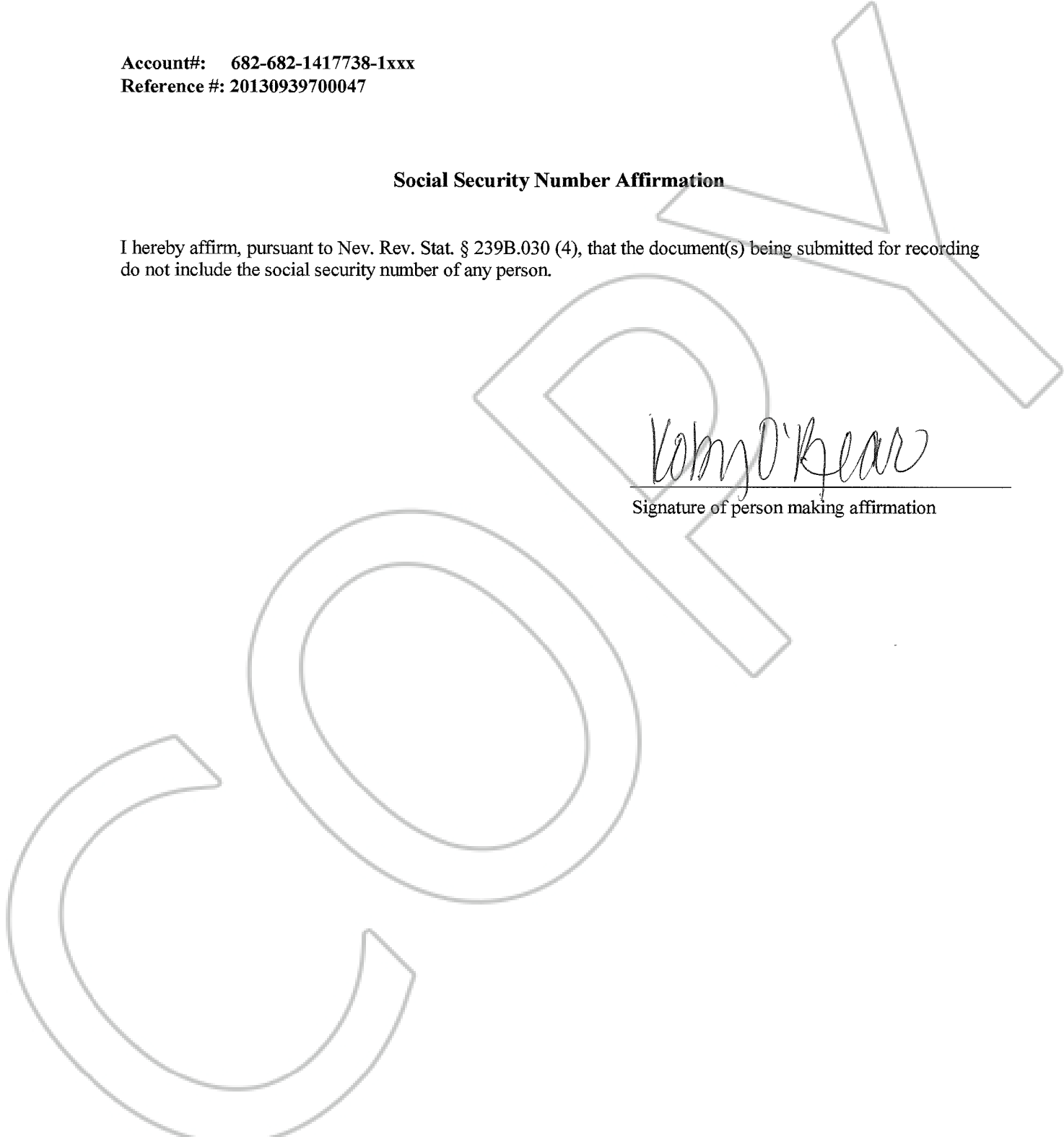


Wells Fargo Bank, N.A.

Account#: 682-682-1417738-1xxx
Reference #: 20130939700047

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.



Kathy O'Keefe

Signature of person making affirmation



Reference Number: 20130939700047
Account Number: 682-682-1417738-1998

Wells Fargo Bank, N. A.

THIRD PARTY RIDER

THIS THIRD PARTY RIDER is made on May 07, 2013 is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned Trustee(s) to secure the Debt Instrument from LISA MAIRE TREMAINE, WILLIAM FRANCIS TREMAINE, (individually and collectively referred to as the "Debtor") to Wells Fargo Bank, N. A. (the "Lender") of the same date and covering the property described in the Security Instrument (the "Property") and located at:

989 FARRIER COURT, GARDNERVILLE, NV 89410
[Property Address]

In addition to the covenants and agreements made in the Security Instrument, the undersigned Trustee(s) and Lender further covenant and agree as follows:

With respect to the THE 2008 TREMAINE FAMILY TRUST (the "Trust"), the Security Instrument constitutes a third party mortgage/deed of trust and grant of security interest by the undersigned as Trustee(s) of said Trust in the Property to secure the Debt Instrument of the Debtor to the Lender. Consequently, references in the Security Instrument to "Borrower" refer to the undersigned Trustee(s) and the Debtor if the context in which the term is used so requires. Without limiting the generality of the foregoing, the use of the term "Borrower" in the context of warranties, representations and obligations pertaining to the Property shall refer to the undersigned Trustee(s). The use of the term "Borrower" in the context of the requirements under the Debt Instrument shall refer to the Debtor.

Except with respect to the obligation(s) of the undersigned as individuals, and not as Trustee(s), with respect to the Debt Instrument before the date first set forth herein above and the obligation(s) of the undersigned as individuals with respect to the Debt Instrument prior to the transfer of the Property into the Trust, the Trust and the undersigned, as Trustee(s), are not liable for the debt evidenced by the Debt Instrument and are a party hereunder only insofar as their interest in the Property is made subject to the Security Instrument.

Further, revocation of the Trust, transfer of the Property by the Trust, or death of any Debtor shall constitute an event of default under the Security Instrument.



By signing below, the undersigned Trustee(s) accept(s) and agree(s) to the terms and provisions contained in this Third Party Rider.

Lisa Maire Tremaine Trustee of the 2008 Tremaine Family Trust

LISA MAIRE TREMAINE, TRUSTEE OF THE 2008 TREMAINE FAMILY TRUST DATED MARCH 25, 2008

William Francis Tremaine

Trustee of the 2008 Tremaine Family Trust

WILLIAM FRANCIS TREMAINE, TRUSTEE OF THE 2008 TREMAINE FAMILY TRUST

Attach this Rider to the Security Instrument before Recording

