

DOC # 825262
06/12/2013 01:06PM Deputy: SD
OFFICIAL RECORD
Requested By:
American Title - Platinum
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 8 Fee: \$21.00
BK-613 PG-2980 RPTT: 0.00



Assessor's Parcel Number: 1420-28-601-007

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.
ROSE BLACKMON
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: 20130360956192

Account number: 682-682-1360256-0xxx

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 20, 2013, together with all Riders to this document.
- (B) **"Borrower"** is EDWARD D. PARKS, SOLE SUCCESSOR TRUSTEE OF THE PARKS FAMILY TRUST DATED DECEMBER 30, 1999. 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 20, 2013. The Debt Instrument states that Borrower owes Lender EIGHT THOUSAND EIGHT HUNDRED AND 00/100THS Dollars (U.S. \$8,800.00) 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 25, 2018.
- (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
X 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

2900 SANTA INEZ DRIVE _____

[Street]

MINDEN _____, Nevada 89423 _____ ("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 seized 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.

Edward D. Parks, Sole Successor Trustee

EDWARD D. PARKS, SOLE SUCCESSOR TRUSTEE OF THE PARKS FAMILY TRUST Borrower
DATED DECEMBER 30, 1999

of the Parks Family Trust Dated December 30, 1999





For An Individual Acting In His/Her Own Right:

State of Nevada

County of DOUGLAS

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 DOUGLAS

This instrument was acknowledged before me on 04/20/2013 (date) by
EDWARD D. PARKS

_____ (name(s) of person(s)) as

SOLE SUCCESSOR TRUSTEE (type of authority, e.g., officer, trustee,
etc.) of THE PARKS FAMILY TRUST DATED DECEMBER 30, 1999 (name of party on behalf of
whom instrument was executed).

(Signature of notarial officer)

(Seal, if any)

*****NOTARY PUBLIC*****

(Title and rank (optional))





EXHIBIT A

Reference: 20130360956192

Account: 682-682-1360256-0xxx

Legal Description:

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS: ALL THAT CERTAIN, LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PORTION OF AFORESAID PARCELS 3 AND 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF PARCEL 1 AS SHOWN ON THE AFORESAID PARCEL MAP; THENCE ALONG THE NORTH LINE OF SAID PARCEL 1, 2 AND 3 NORTH 89 DEGREES 51 MINUTES 04 SECONDS EAST A DISTANCE OF 353.34 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00 DEGREES 07 MINUTES 37 SECONDS WEST A DISTANCE OF 119.71 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 11 SECONDS EAST A DISTANCE OF 71.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 11 SECONDS EAST A DISTANCE OF 238.37 FEET; TO A POINT ON THE CENTERLINE OF SANTA INEZ DRIVE AS SHOWN ON AFORESAID PARCEL MAP; THENCE ALONG SAID LINE SOUTH 00 DEGREES 08 MINUTES 51 SECONDS WEST A DISTANCE OF 211.23 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL 4; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 4 SOUTH 89 DEGREES 48 MINUTES 10 SECONDS WEST A DISTANCE OF 238.37 FEET; THENCE LEAVING SAID LINE NORTH 00 DEGREES 08 MINUTES 51 SECONDS EAST A DISTANCE OF 211.09 FEET TO THE TRUE POINT OF BEGINNING.

*** Please Note PER NRS 111.312, This legal description was previously recorded at Doc #516748, June 19, 2001



Reference Number: 20130360956192
Account Number: 682-682-1360256-0001

Wells Fargo Bank, N. A.

THIRD PARTY RIDER

THIS THIRD PARTY RIDER is made on April 20, 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 EDWARD D. PARKS, (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:

2900 SANTA INEZ DRIVE , MINDEN, NV 89423
[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 PARKS 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.

Edward D. Parks, Sole Successor 4-20-2013
EDWARD D. PARKS, SOLE SUCCESSOR TRUSTEE OF THE PARKS FAMILY TRUST DATED

DECEMBER 30, 1999

Trustee of the Parks Family Trust dated December 30, 1999
Attach this Rider to the Security Instrument before Recording





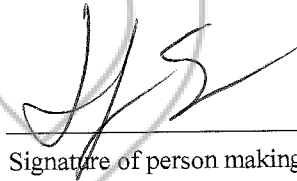
Wells Fargo Bank, N.A.

Account#: 682-682-1360256-0xxx

Reference #: 20130360956192

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