

Assessor's Parcel Number: 1320-11-001-030

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.
JASMINE FORNEY
DOCUMENT PREPARATION
7711 PLANTATION RD
ROANOKE, VA 24019
1-866-537-8489

DOC # 831815
10/08/2013 11:15AM Deputy: PK
OFFICIAL RECORD
Requested By:
American Title - Platinum
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 6 Fee: \$19.00
BK-1013 PG-1703 RPTT: 0.00



[Space Above This Line For Recording Data]

Mortgage Broker's Name
NV License #

Reference number: 20132467500130

Account #: 682-682-1693042-1xxx

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 September 23, 2013, together with all Riders to this document.
- (B) **"Borrower"** is LONA F CANEPA, AN UNMARRIED WOMAN AND PAMELA A CANEPA, AN UNMARRIED WOMAN AND RONALD J CANEPA, AN UNMARRIED MAN, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP. 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 September 23, 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 October 23, 2043.



(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 Open-End Deed of Trust dated August 14, 2007, and recorded on September 7, 2007, as Instrument No. 0708893 in Book/Volume 0907 at Page 1382 - 1392 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 future advances, renewals, extensions and modifications of the Debt Instrument, including any future advances made at a time when no indebtedness is currently secured by this Security 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
_____ 1719 SUNRISE PASS RD _____
[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 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.

RONALD J CANEPA

- Borrower

PAMELA A CANEPA

- Borrower

LONA F CANEPA

- Borrower



For An Individual Acting In His/Her Own Right:

State of Nevada

County of Douglas

This instrument was acknowledged before me on Sept. 23, 2013 (date)
by Ronald Canepa, Lora F Canepa, Pamela A Canepa (name(s) of person(s)).

Theresa Larsen
(Signature of notarial officer)

(Seal, if any)

notary public
(Title and rank (optional))

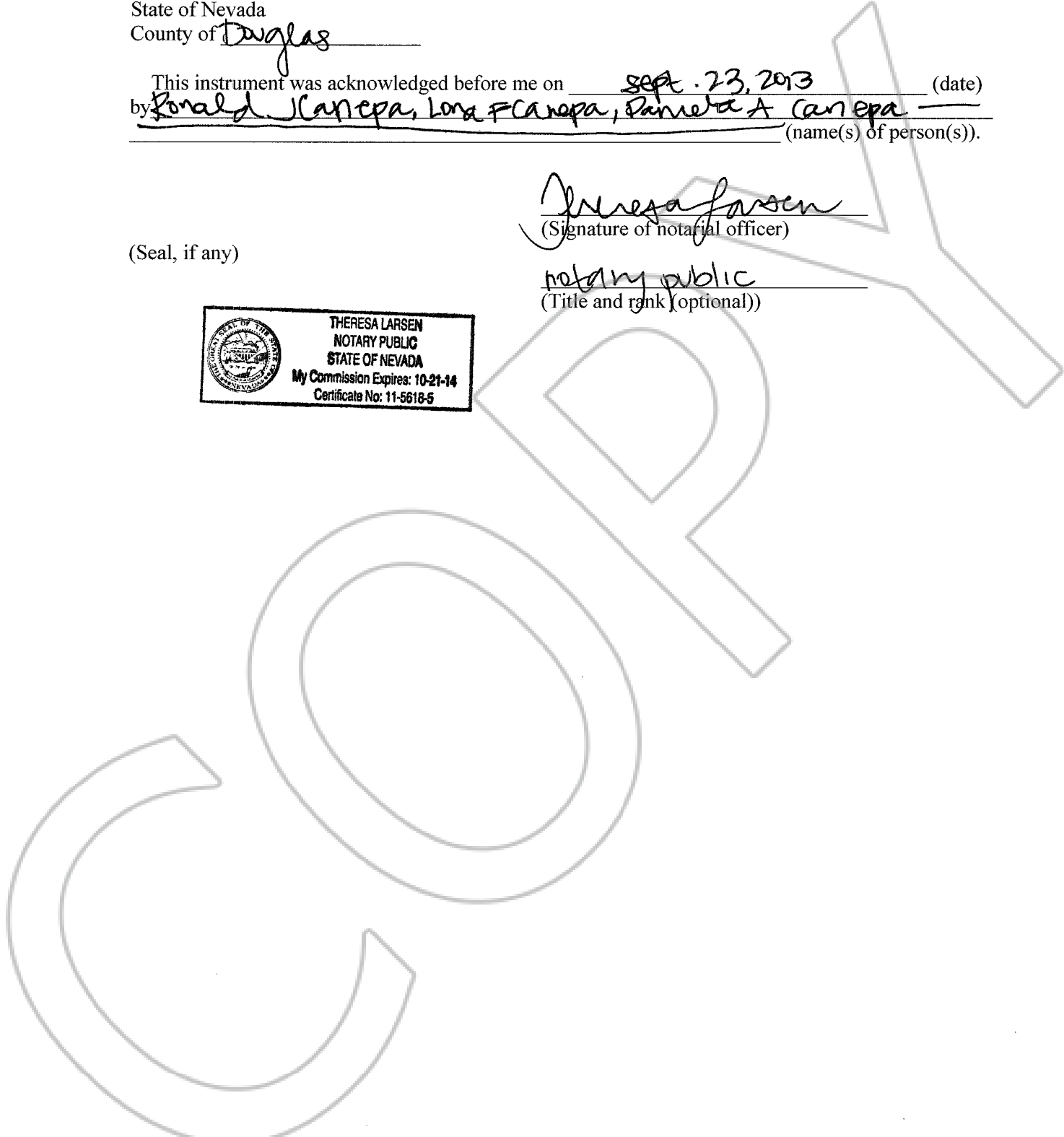
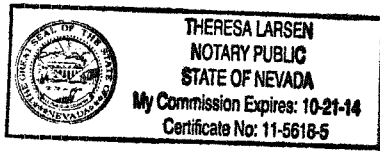




EXHIBIT A

Reference: 20132467500130

Account: 682-682-1693042-1xxx

Legal Description:

ALL THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF MINDEN, COUNTY OF DOUGLAS, STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS: CREATED BY DOCUMENT NO. 592666, BOOK 1003, PAGES 2895 THROUGH 2897, RECORDED OCTOBER 07, 2003, IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, SHOWN AS PARCEL NO. 1 ON THAT CERTAIN RECORD OF SURVEY TO ACCOMPANY LOT LINE ADJUSTMENT FILED FOR LARRY D. AND GWYN N. GRIM, IN THE DOUGLAS COUNTY COURTHOUSE ON THE 2ND DAY OF FEBRUARY, 1989, AS DOCUMENT NO. 196699, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE FOUND NORTHEAST CORNER OF SAID SECTION 11, PROCEED THENCE NORTH 89 DEGREES 51 MINUTES 11 SECONDS WEST, 1,969.31 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF THE PARCEL, WHICH IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 16 MINUTES 37 SECONDS WEST 488.63 FEET ALONG THE CENTERLINE OF KINCAID AVENUE TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE NORTH 89 DEGREES 59 MINUTES 11 SECONDS WEST, 663.14 FEET, TO THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 0 DEGREES 01 MINUTES 10 SECONDS WEST 488.63 FEET ALONG THE QUARTER SECTION LINE TO THE NORTHWEST CORNER OF THE PARCEL; THENCE SOUTH 89 DEGREES 59 MINUTES 11 SECONDS EAST, 665.66 FEET ALONG THE SECTION LINE WHICH IS THE NORTHERLY RIGHT OF WAY LINE OF SUNRISE PASS ROAD TO THE TRUE POINT OF BEGINNING.

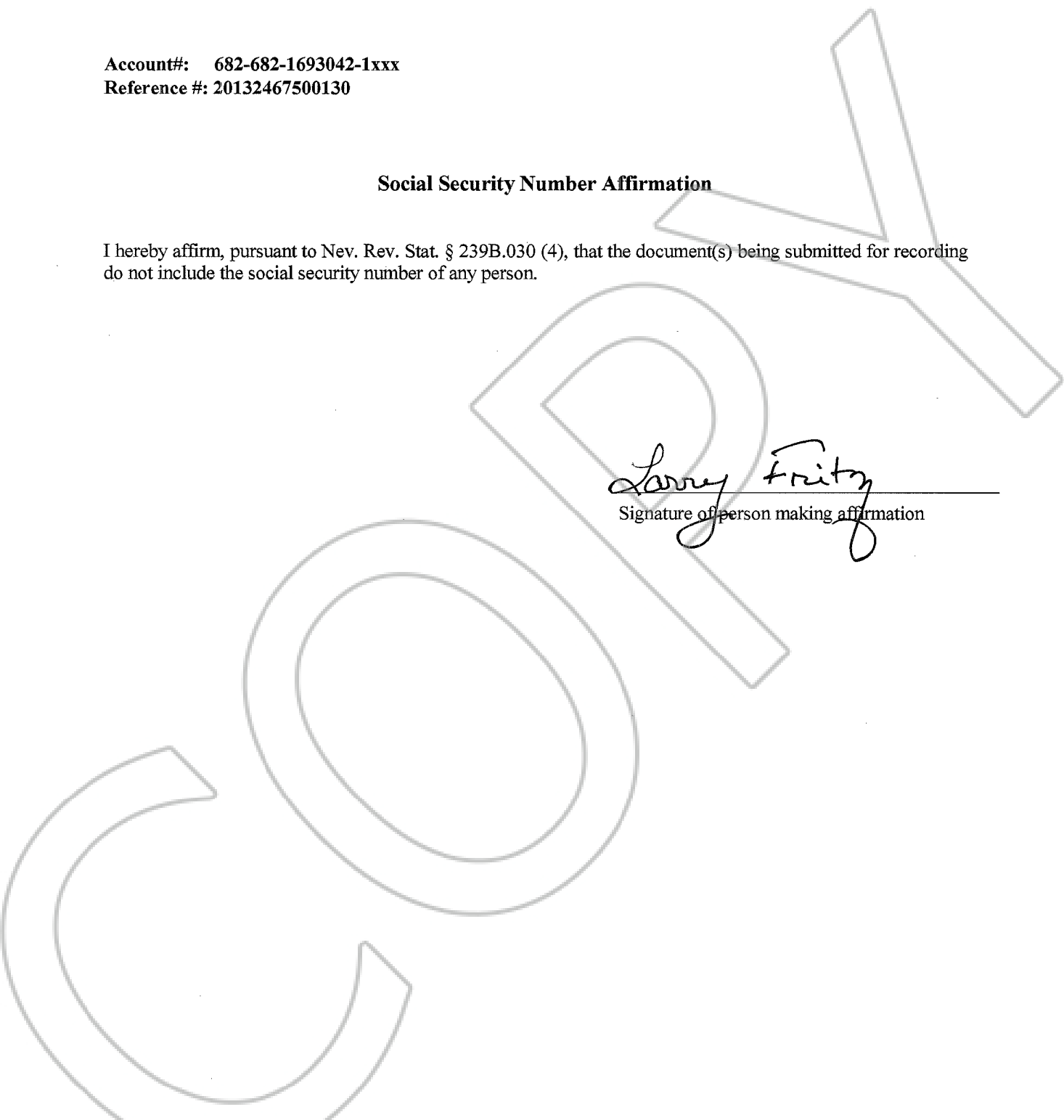


Wells Fargo Bank, N.A.

Account#: 682-682-1693042-1xxx
Reference #: 20132467500130

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.



Larry Fritzy

Signature of person making affirmation