

Assessor's Parcel Number: 1420-34-201-013

Recording Requested By and
After Recording Return To:
American Title, Inc.
PO Box 641010
Omaha, NE 68164-1010

This instrument was prepared by:
Wells Fargo Bank, N.A.
SHAWN CHILDRESS
DOCUMENT PREPARATION
7711 PLANTATION RD
ROANOKE, VA 24019
1-866-537-8489

[Space Above This Line For Recording Data]

Mortgage Broker's Name
NV License #

Reference number: 20161036700053

Account #: XXX-XXX-XXX3134-1998

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 16, 2016, together with all Riders to this document.

(B) "Borrower" is AMBER L. BREUER, A SINGLE WOMAN. 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 First American Title Ins Co.

(E) "Debt Instrument" means the loan agreement or other credit instrument signed by Borrower and dated May 16, 2016. 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 NINE THOUSAND NINE HUNDRED AND 00/100THS Dollars (U.S. \$39,900.00) 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 16, 2046.

(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 A

which currently has the address of

_____ 2713 KAYNE AVE _____
[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 seised 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.

Amber L. Breuer

AMBER L. BREUER

- Borrower

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801

Loan Originator's Name: Bret Geery

NMLSR ID: 1337423

NEVADA – SHORT FORM OPEN-END SECURITY INSTRUMENT
HCWF#4812-7270-3489v5 (8/15/15) NV-107006-0315

(page 3 of 4 pages)
Documents Processed 05-12-2016 16:39:13

For An Individual Acting In His/Her Own Right:
State of Nevada
County of Washoe

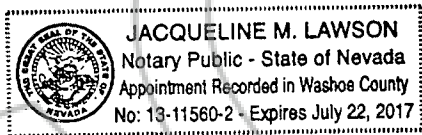
This instrument was acknowledged before me on May 16, 2016 (date) by

AMBER L. BREUER

(name(s) of person(s)).


(Signature of notarial officer)

(Seal, if any)



(Title and rank (optional))



EXHIBIT A

Reference: 20161036700053

Account: XXX-XXX-XXX3134-1998

Legal Description:

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M. COMMENCING AT THE ONE-QUARTER CORNER COMMON TO SECTIONS 33 & 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M.; THENCE NORTH 89 DEGREES 55 MINUTES 20 SECONDS EAST 661.70 FEET; THENCE NORTH 0 DEGREES 02 MINUTES 47 SECONDS EAST 311.60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 02 MINUTES 47 SECONDS EAST 140.80 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 20 SECONDS EAST 330 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 47 SECONDS WEST 140.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 20 SECONDS WEST 330 FEET TO THE TRUE POINT OF BEGINNING AND BEING A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.&M. NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 16, 2009, IN BOOK 1009, PAGE 3170, AS INSTRUMENT NO. 752309.

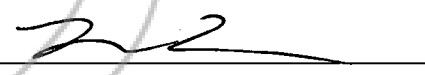
Wells Fargo Bank, N.A.

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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

Joinda Clark
Vice President Loan Doc

