DOUGLAS COUNTY, NV

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TITLE365 - OMAHA

08/21/2019 02:34 PM

KAREN ELLISON, RECORDER

Assessor's Parcel Number: 1420-06-401-005

Requested by/Return to: Title365 11010 Burdette Street PO Box 641010 Omaha, NE 68164 PAUL R GORE

This instrument was prepared by: Wells Fargo Bank, N.A.
TYLER WILLIAM FRENCH
DOCUMENT PREPARATION
2324 OVERLAND AVE
BILLINGS, MT 59102
1-406-655-7052

[Space Above This Line For Recording Data]

Mortgage Broker's Name NV License #

Reference number: 20191560017847

Account #: XXX-XXX-XXX 3602-1998

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 <u>August 09, 2019</u>, together with all Riders to this document.
- **(B) "Borrower"** is <u>PAUL R. GORE AND RONDA S. GORE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OFSURVIVORSHIP</u>. 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 August 09, 2019. 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, TWO HUNDRED FIFTY THOUSAND AND 00/100THS Dollars (U.S. \$ 250,000.00) 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 September 09, 2049.
- (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.

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 <u>August 14, 2007</u> and recorded on <u>September 7, 2007</u> , as Instrument No. <u>0708893</u> in Book/Volume <u>0907</u> at Page <u>1382 - 1392</u> of the Official Records in the Office of the Recorder of <u>Douglas</u> 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
of
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]
THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: PARCEL D AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR GRANT R. AND EILEEN V. ALLEN, BEING SITUATED IN AND BEING A PORTION OF THE WEST 1/2, SOUTH 1/2, LOT 1 OF THE SOUTHWEST 1/4, SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, RECORDED MAY 8, 1990, BOOK 590, PAGE 1092, DOCUMENT NO. 225537, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. TAX MAP REFERENCE: 142006401005 which currently has the address of 3614 SILVERADO DR
[Street]
CARSON CITY , Nevada 89705 ("Property Address"): [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 <u>Douglas</u> County/City, Nevada. Borrower agrees to be bound by and to perform all of the covenants and agreements in the Master Form Deed of

NEVADA – SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#4812-7270-3489v5 (2/10/18) NV-107006-0118

(page 2 of 5 pages) Documents Processed 08-08-2019 18:51:25 Trust. A copy of the Master Form Deed of Trust has been provided to Borrower.

(page 3 of 5 pages) Documents Processed 08-08-2019 18:51:25

NEVADA – SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#4812-7270-3489v5 (2/10/18) NV-107006-0118

nstrument and in any Rider executed by Borrov copy of this document and a copy of the Maste	wer and recorded er Form Deed of	l with it. Borrow Trust.	er also acknowle	edges receipt of
RONDA S. GORE	<u> </u>		(
RONDA S. GORE				- Borrower
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PAUL R. GORE				- Borrower
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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security

NEVADA – SHORT FORM OPEN-END SECURITY INSTRUMENT HCWF#4812-7270-3489v5 (2/10/18) NV-107006-0118

NMLSR ID: 1176196

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801 Loan Originator's Name: KRISTIN ELLEN BRASILE

> (page 4 of 5 pages) Documents Processed 08-08-2019 18:51:25

For An Individual Acting In His/Her Own Right: State of Nevada County of Carso This instrument was acknowledged before me on (date) by RONDA S. GORE PAUL R. GORE (name(s) of person(s)). (Signature of notarial officer) (Seal, if any) (Title and rank (optional)) SARAH K. DAVIS NOTARY PUBLIC STATE OF NEVADA Comm. Expires: 05-12-2020 Certificate No: 16-2575-5

Wells Fargo Bank, N.A.

Account#: XXX-XXX-XXX3602-1998

Reference #: 20191560017847

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.

person making affirmation

Jennifer Scherer Vice President of Loan Documentation