

DOUGLAS COUNTY, NV **2019-935864**  
Rec:\$35.00  
\$35.00 Pgs=6 **09/30/2019 08:53 AM**  
SOURCEPOINT FULFILLMENT SERVICES, INC.  
KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain any personal information.

Assessor Parcel No(s): 1419-26-711-006

RECORDATION REQUESTED BY:  
ZB, N.A. dba NEVADA STATE BANK; MINDEN BRANCH; 1656 HIGHWAY 395; MINDEN, NV 89423



90-5311756

MCDERMID, NANCY BROD

Record and Return To:  
ISGN Recording Dept.  
2330 Commerce Drive, Suite  
Palm Bay, FL 32905

enter - UT RDWG 0853, P. O. Box

SEND TAX NOTICES TO:  
NANCY BRODAY MCDERMID, Trustee of THE NANCY BRODAY MCDERMID 1996 TRUST  
under the provisions of a trust agreement dated October 9, 1996, 2889 CLOUDBURST  
CANYON DR, GENOA, NV 89411

FOR RECORDER'S USE ONLY

**REQUEST FOR COMMON INTEREST COMMUNITY ASSOCIATION AND  
HOMEOWNER'S ASSOCIATION: (1) NOTICES OF DEFAULT AND NOTICES  
OF SALE; (2) NOTICES OF DELINQUENT ASSESSMENTS; (3) NOTICES  
OF DELINQUENT MAINTENANCE AND NUISANCE ABATEMENT CHARGES;  
AND (4) REQUEST FOR DUPLICATE STATEMENTS**

THE UNDERSIGNED ZB, N.A. dba NEVADA STATE BANK ("Lender") is the holder of the beneficial interest under that certain Deed of Trust dated September 12, 2018 and recorded on Recorded Herewith, Official Records of DOUGLAS County, Nevada, executed by NANCY BRODAY MCDERMID, Trustee of THE NANCY BRODAY MCDERMID 1996 TRUST under the provisions of a trust agreement dated October 9, 1996 ("Grantors") to Lender.

The Deed of Trust encumbers the real property and improvements ("the Property") situate in DOUGLAS County, Nevada, more particularly described in SCHEDULE A attached hereto and by this reference made a part hereof. The Property is commonly known as Real Property located at 2889 CLOUDBURST CANYON DR, GENOA, NV 89411 and is located in DOUGLAS County, Nevada Assessor's Parcel No.: 1419-26-711-006.

The Property is located in the common interest community of GENOA LAKES RESORT . The property is owned by the Grantors described herein.

**REQUEST FOR HOA NOTICES  
(Continued)**

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Lender's address is: ZB, N.A. dba NEVADA STATE BANK  
Retail Loan Center - UT RDWG 0853  
P. O. Box 30160  
West Valley City, UT 84130-0160

Lender hereby requests that copies of the following documents be sent to its address listed herein above:

1. All common interest community association ("HOA") Notices of Default;
2. All HOA Notices of Sale;
3. All HOA notices to the Grantors of delinquent common interest community dues, fees and assessments;
4. All HOA notices to the Grantors of unpaid maintenance and nuisance abatement changes; and
5. Duplicate copies of all bills and invoices sent by the HOA to the Grantors.

**LENDER:**

**ZB, N.A. DBA NEVADA STATE BANK**

x *Linda Snell*  
Authorized Signer  
*Linda Snell*

REQUEST FOR HOA NOTICES  
(Continued)

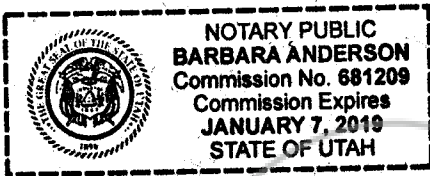
LENDER ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Salt Lake

)  
) SS  
)

This instrument was acknowledged before me on 9-26-2018 by Linda  
Snell, VP of ZB, N.A. dba NEVADA STATE BANK, as  
designated agent of ZB, N.A. dba NEVADA STATE BANK.



Barbara Anderson

(Signature of notarial officer)

Notary Public in and for State of \_\_\_\_\_

(Seal, if any)

## **SCHEDULE A**

This SCHEDULE A is attached to and by this reference is made a part of the Deed of Trust, dated September 13, 2018, and executed in connection with a loan or other financial accommodations between ZB, N.A. DBA NEVADA STATE BANK and NANCY B MCDERMID.

**THAT CERTAIN PIECE OR PARCEL OF LAND, AND THE BUILDINGS AND IMPROVEMENTS**

**THEREON, KNOWN AS: 2889 CLOUDBURST CANYON DR**

**IN THE TOWN OF: GENOA**

**COUNTY OF: DOUGLAS**

**AND STATE OF: NV**

**LEGAL DESCRIPTION:**

**ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL 1:**

**LOT 4, IN BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001 FOR SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 12, 2007 HI BOOK 907, PAGE 2074, AS DOCUMENT NO. 709043, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS:**

**A NON-EXCLUSIVE 50 FOOT WIDE ACCESS EASEMENT, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AMENDMENT DEED", EXECUTED BY LITTLE MONDEAUX LIMOUSIN CORPORATION, RECORDED ON FEBRUARY 25, 1998, AS DOCUMENT NO. 433367 IN BOOK 298, PAGE 4658 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**A 50 FOOT WIDE ACCESS, IRRIGATION, AND UTILITY EASEMENT, OVER AND ACROSS THOSE CERTAIN LANDS DESCRIBED IN DOCUMENT RECORDED ON FEBRUARY 3, 2004 IN BOOK 204, PAGE 954, AS DOCUMENT NO. 603680 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**A 60 FOOT PRIVATE ACCESS, PRIVATE IRRIGATION, AND PUBLIC UTILITY EASEMENT, AS SET FORTH ON THE FINAL SUBDIVISION MAP ENTITLED CANYON CREEK MEADOWS PHASE 1, ACCORDING TO THE PLAT THEREOF, FILED ON FEBRUARY 11, 2004 IN BOOK 204, PAGE 4470, AS DOCUMENT NO. 604356 OF THE**

**SCHEDULE A  
(Continued)**

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OFFICIAL RECORDS OF DOUGLAS  
COUNTY, NEVADA.

AN EASEMENT FOR NON-EXCLUSIVE ACCESS PURPOSES WITH THE EASEMENT AREA,  
CREATED IN THAT CERTAIN  
DOCUMENT ENTITLED "MASTER GRANT DEED" EXECUTED BY RONALD L. SIMEK, ET AL.,  
RECORDED ON DECEMBER 31,  
1996 AS DOCUMENT NO. 403934 IN BOOK 1296, PAGE 4911 OF THE OFFICIAL RECORDS  
OF DOUGLAS COUNTY,  
NEVADA.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM  
THAT CERTAIN REAL  
PROPERTY, AND THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND  
REPLACEMENT OF ROADWAY  
IMPROVEMENTS WITHIN THE EASEMENT AREA, SUCH AS, WITHOUT LIMITATION,  
ASPHALT PAVING, CATTLE GUARD,  
AND SO FORTH, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF  
RELOCATABLE PRIVATE ACCESS  
EASEMENT (#OS6), EXECUTED BY RONALD L. SIMEK, RECORDED ON FEBRUARY 3, 2004 AS  
DOCUMENT NO. 603676 IN  
BOOK 204, PAGE 862 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

ALSO TOGETHER WITH THE FOLLOWING RESERVATIONS, EASEMENTS AND COVENANTS  
FOR THE BENEFIT OF PARCEL

1, HEREIN:

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "ANCILLARY EASEMENTS  
MEMORANDUM", RECORDED MARCH 31,  
2005 IN BOOK 305, PAGE 14366 AS DOCUMENT NO. 640526 OF THE OFFICIAL RECORDS  
OF DOUGLAS COUNTY,  
NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENT", RECORDED  
MAY 1, 2006 IN BOOK 506,  
PAGE 168 AS DOCUMENT NO. 673811 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY,  
NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED  
MAY 1, 2006 IN BOOK 506,  
PAGE 347 AS DOCUMENT NO. 673835 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY,  
NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED  
MAY 1, 2006 IN BOOK 506,  
PAGE 377 AS DOCUMENT NO. 673836 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY,  
NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "RECIPROCAL PARKING AND ACCESS  
EASEMENT AGREEMENT",  
RECORDED JULY 24, 2006 IN BOOK 706, PAGE 8118 AS DOCUMENT NO. 680413 OF THE  
OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA.

EASEMENT PURSUANT TO DOCUMENT ENTITLED "GRANT OF MAILBOX CLUSTER

**SCHEDULE A  
(Continued)**

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EASEMENT", RECORDED DECEMBER  
1, 2006 IN BOOK 1206, PAGE 66 AS DOCUMENT NO. 689800 OF THE OFFICIAL RECORDS  
OF DOUGLAS COUNTY,  
NEVADA.

BEING THE SAME PROPERTY CONVEYED TO NANCY BRODAY MCDERMID, TRUSTEE OF THE  
NANCY BRODAY  
MCDERMID OCTOBER 1996 TRUST BY DEED FROM DAVIDON DEVELOPMENT LLC, A  
NEVADA LIMITED LIABILITY  
COMPANY RECORDED 03/28/2013 IN DEED BOOK 313 PAGE 7570, IN THE DOUGLAS  
COUNTY, NV, RECORDER'S  
OFFICE.

THIS SCHEDULE A IS EXECUTED ON SEPTEMBER 13, 2018.

GRANTOR:

x *Nancy Broday McDerimid*

NANCY BRODAY MCDERMID, Trustee of THE NANCY  
BRODAY MCDERMID 1996 TRUST under the provisions  
of a Trust Agreement dated October 9, 1996