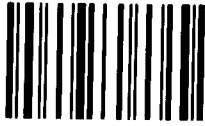


Assessor's Parcel Number: 1221-05-001-010



334574

Requested by/Return to:  
Title365 (Omaha)  
11010 Burdette Street  
PO Box 641010  
Omaha, NE 68164  
Beverly A Anderson

DOUGLAS COUNTY, NV

2020-944956

Rec:\$40.00

\$40.00 Pgs=9

04/21/2020 08:13 AM

TITLE365 - OMAHA

KAREN ELLISON, RECORDER

This instrument was prepared by:  
Wells Fargo Bank, N.A.  
Michael B Battistelli  
DOCUMENT PREPARATION  
7711 PLANTATION RD  
ROANOKE, VA 24019 3224  
1-866-537-8489

[Space Above This Line For Recording Data]

Mortgage Broker's Name  
NV License #

Reference number: 102298189

Account #: XXX-XXX-XXX 4665-1998

### 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 April 08, 2020, together with all Riders to this document.

(B) **"Borrower"** is Beverly Ann Anderson, surviving Trustee of the Anderson Family Revocable Trust dated June 28, 1998 and amended March 19, 2003, July 5, 2006 and April 19, 2009. 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 April 08, 2020. 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, ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100THS Dollars (U.S. \$ 185,000.00) 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 May 08, 2050.

(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 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  
1391 Calle Pequeno  
\_\_\_\_\_ [Street]  
Gardnerville, Nevada 89410-6613 ("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.

*Beverly Ann Anderson Trustee of the Anderson Revocable Trust dated June 28, 1998*  
Beverly Ann Anderson Trustee of the Anderson Family Revocable Trust dated June 28, 1998 - Borrower

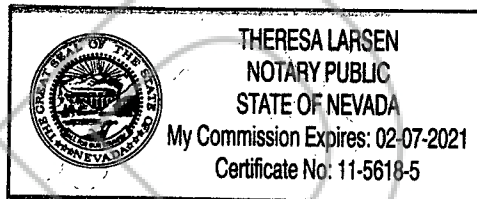
COOPY

Lender Name: Wells Fargo Bank, N.A. NMLSR ID: 399801  
Loan Originator's Name: RYAN LANDAU  
NMLSR ID: 1190955

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

This instrument was acknowledge before me on 4/8/2020 (date)  
by

Beverly Ann Anderson Trustee of the Anderson Family Revocable Trust dated June 28, 1998



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

(Seal, if any)

Theresa Larsen  
(Signature of notarial officer)

notary public  
(Title and rank (optional))

For An Individual Trustee Borrower:

State of Nevada  
County of Douglas

This instrument was acknowledge before me on 4/8/2020 (date) by

Beverly Ann Anderson Trustee of the Anderson Family Revocable Trust dated June 28, 1998



(name(s) of person(s) as trustee (type of authority, e.g., officer, trustee, etc.) of Anderson Family Revocable Trust dated June 28, 1998 name of party on behalf of whom instrument was executed).

Theresa Larsen  
(Signature of notarial officer)

(Seal, if any)

notary public  
(Title and rank (optional))

**EXHIBIT A**

Reference: 102298189

Account: XXX-XXX-XXX4665-1998

**Legal Description:**

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN SECTION 5, TOWNSHIP 12 NORTH, RANGE 21 EAST, M.D.B. AND M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: BEING PARCEL 1 AS SHOWN ON THE RECORD OF SURVEY FOR STODDARD JACOBSEN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON SEPTEMBER 7, 1979, IN BOOK 979 OF PARCEL MAPS AT PAGE 694 AS FILE NO. 36451. PRIOR INSTRUMENT REFERENCES: INSTRUMENT # 755356, BOOK 1209, PAGE 2686 OFFICIAL RECORDS OF THE RECORDER OF DOUGLAS COUNTY, NEVADA. SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS, OR MINERAL RIGHTS OF RECORD, IF ANY. BEING PREVIOUSLY CONVEYED BY QUITCLAIM DEED FROM BEVERLEY ANN ANDERSON, SURVIVING TRUSTEE OF THE ANDERSON FAMILY REVOCABLE TRUST DATED JUNE 28, 1998, AND AMENDED MARCH 19, 2003, JULY 5, 2006 AND APRIL 19, 2009, WHO ACQUIRED TITLE AS BEVERLY ANN ANDERSON, SUCCESSOR CO-TRUSTEE OF THE ANDERSON FAMILY REVOCABLE BEVERLY ANN ANDERSON TRUST TO BEVERLEY ANN ANDERSON, SURVIVING TRUSTEE OF THE ANDERSON FAMILY REVOCABLE TRUST DATED JUNE 28, 1998 AND AMENDED MARCH 19, 2003, JULY 5, 2006 AND APRIL 19, 2009, DATED 07/27/2011, AND RECORDED ON 08/24/2011 AT DOCUMENT REFERENCE 811/4528 IN DOUGLAS COUNTY, NEVADA.

Reference Number: 102298189

**Wells Fargo Bank, N. A.**

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### THIRD PARTY RIDER

THIS THIRD PARTY RIDER is made on April 08, 2020 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 Beverley Ann Anderson, (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:

1391 Calle Pequeno , Gardnerville, NV 89410-6613  
[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 Anderson Family Revocable 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.

*Beverly Ann Anderson* Trustee of the *Anderson Family Revocable Trust* dated *June 28, 1998*  
Beverly Ann Anderson Trustee of the Anderson Family Revocable Trust dated June 28, 1998

**Attach this Rider to the Security Instrument before Recording**

**COOPER**

Loan Originator's Name: RYAN LANDAU  
NMLSR ID: 1190955



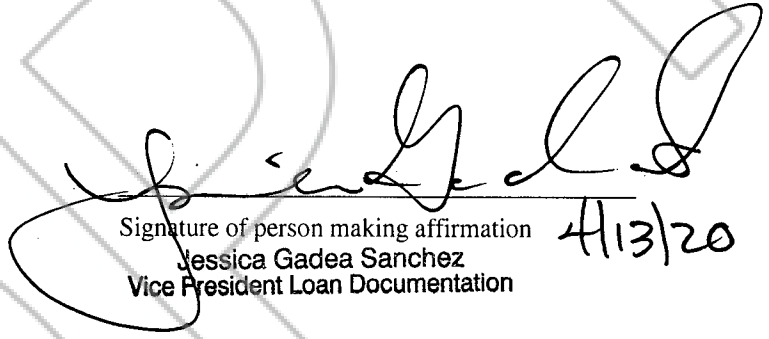
Wells Fargo Bank, N.A.

Account#: XXX-XXX-XXX4665-1998

Reference #: 102298189

**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  
Jessica Gadea Sanchez  
Vice President Loan Documentation

4/13/20