

DOUGLAS COUNTY, NV

2020-950899

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\$40.00

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FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

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

Assessor Parcel No(s): 1419-35-110-007

**RECORDATION REQUESTED BY:**

Zions Bancorporation, N.A. dba Nevada State Bank; Minden Branch; 1656 Highway 395; Minden, NV 89423

**WHEN RECORDED MAIL TO:**

Zions Bancorporation, N.A. dba Nevada State Bank, Retail Loan Center - UT RDWG 0853, P. O. Box 30160, West Valley City, UT 84130-0160

**SEND TAX NOTICES TO:**

JOHN E GROTH and THERESE M GROTH, Trustees of THE GROTH FAMILY TRUST under the provisions of a trust agreement dated June 12, 2007, PO BOX 443, 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 Zions Bancorporation, N.A. dba Nevada State Bank ("Lender") is the holder of the beneficial interest under that certain Deed of Trust dated September 23, 2019 and recorded on \_\_\_\_\_, Official Records of DOUGLAS County, Nevada, executed by JOHN E GROTH and THERESE M GROTH, Trustees of THE GROTH FAMILY TRUST under the provisions of a trust agreement dated June 12, 2007 ("Grantors") to Lender.

The Deed of Trust encumbers the real property and improvements ("the Property") situate in DOUGLAS County, Nevada, more particularly described as The land referred to herein below is situated in the County of Douglas, State of Nevada, and described as follows:

**PARCEL A:**

LOT 24, INCLUSIVE, IN BLOCK D, AS SET FORTH ON THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT, PD 05-011 FOR MONTANA PHASE 2A AND 2B, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 12, 2006, IN BOOK 1206, AT PAGE 3576, AS DOCUMENT NO. 690467, OFFICIAL RECORDS.

**PARCEL B:**

TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS:

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 DOCUMENT NUMBER 202024, IN BOOK 1206, PAGE 1024, OF THE OFFICIAL RECORDS

**REQUEST FOR HOA NOTICES  
(Continued)**

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~~COUNTY, NEVADA.~~ The Property is commonly known as Real Property located at 2783 COPPERBUSH CT, GENOA, NV 89411 and is located in DOUGLAS County, Nevada Assessor's Parcel No.: 1419-35-110-007.

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

Lender's address is: Zions Bancorporation, 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:

ZIONS BANCORPORATION, N.A. DBA NEVADA STATE BANK

X

Authorized Signer

  
David Madsen

REQUEST FOR HOA NOTICES  
(Continued)

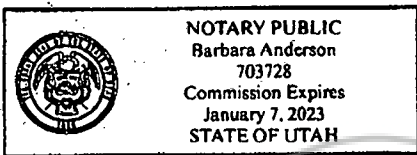
LENDER ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Salt Lake

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) SS  
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This instrument was acknowledged before me on 10-4-2019 by David  
Madsen, SVP of Zions Bancorporation, N.A. dba Nevada  
State Bank, as designated agent of Zions Bancorporation, N.A. dba Nevada State Bank.



(Seal, if any)

Barbara Anderson  
(Signature of notarial officer)  
Notary Public in and for State of Utah

PARCEL A:

LOT 24, INCLUSIVE, IN BLOCK D, AS SET FORTH ON THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT, PD 05-011 FOR MONTANA PHASE 2A AND 2B, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 12, 2006, IN BOOK 1206, AT PAGE 3576, AS DOCUMENT NO. 690467, OFFICIAL RECORDS.

PARCEL B:

TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS:

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 AND BY DOCUMENT ENTITLED "ABANDONMENT OF A PORTION OF PRIVATE ACCESS EASEMENT" RECORDED ON FEBRUARY 3, 2004 IN BOOK 0204 AT PAGE 897 AS DOCUMENT NO. 603678.

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.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF REVOCABLE PRIVATE ACCESS EASEMENT (#056), RECORDED ON FEBRUARY 3, 2004, AS DOCUMENT NO. 603676, IN BOOK 0204, PAGE 862, 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 0204, PAGE 0954, 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 0204, PAGE 4470, AS DOCUMENT NO. 604356, OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.