

Secured Property Deed of Trust Contract

This Secured Property Deed of Trust Contract ("Deed of Trust") is made on this ____ day of _____, 20____, by and between the following parties:

1. **Trustor:** _____ (Borrower)
2. **Trustee:** _____
3. **Beneficiary:** _____ (Lender)

1. Property Description

The property subject to this Deed of Trust is located at:

(Legal Description)

2. Secured Debt

This Deed of Trust secures the payment of the following obligation(s):

- Promissory Note dated _____ in the original principal amount of \$_____, executed by the Trustor in favor of the Beneficiary.

3. Grant of Security Interest

The Trustor irrevocably grants, bargains, sells, and conveys to Trustee, in trust for the benefit of the Beneficiary, the property described above, together with all improvements, fixtures, and appurtenances.

4. Covenants of Trustor

- a. To keep the property in good condition;
- b. To pay all taxes and assessments when due;
- c. To maintain insurance as required by Beneficiary;
- d. Not to transfer or encumber the property without Beneficiary's written consent.

5. Default

If the Trustor defaults under the secured obligation or any covenant herein, the Beneficiary may declare the full amount owing immediately due and foreclose on the property according to applicable law.

6. Power of Sale

Upon default, the Trustee may, after proper notice, sell the property at public auction and apply the proceeds to satisfy the secured obligation.

7. Governing Law

This Deed of Trust shall be governed by the laws of the State of _____.

8. Miscellaneous

This document constitutes the entire agreement between the parties and supersedes all prior agreements regarding the subject matter.

IN WITNESS WHEREOF, the parties have executed this Deed of Trust as of the date first written above.

Trustor Signature

Date

Trustee Signature

Date

Beneficiary Signature

Date