Short Form Deed of Trust and Assignment of Rents

Date: _____

Trustor (Borrower): _____

Trustee: _____

Beneficiary (Lender): _____

Property Address: _____

_____

Legal Description:

_____

_____

1. Transfer and Grant

For good and valuable consideration, receipt of which is hereby acknowledged, Trustor hereby irrevocably grants, transfers and assigns to Trustee, in trust, with power of sale, the above described property, together with all improvements, rights, easements, and appurtenances thereto, and all rents, issues, and profits thereof.

2. Secured Obligations

This Deed of Trust secures to Beneficiary the repayment of the indebtedness evidenced by a promissory note of even date executed by Trustor in the principal sum of $_____, and all renewals, extensions, and modifications thereof, and the performance of the agreements of Trustor contained herein.

3. Default and Remedies

Upon default by Trustor in payment or performance of any secured obligation, Beneficiary may declare all sums secured by this Deed of Trust immediately due and payable and require Trustee to sell the property in accordance with applicable law.

4. Assignment of Rents

Trustor hereby assigns to Beneficiary all rents, issues, and profits of the property as additional security. So long as no default exists, Trustor may collect and retain such rents.

5. General Provisions

This Deed of Trust shall bind, and benefit the parties, their successors and assigns. All covenants are to be construed as conditions of the trust created by this instrument.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust on the date set forth above.

_____

Trustor Signature _____

Trustor Printed Name

State of _____

County of _____

On _____ before me, _____, Notary Public, personally

appeared _____, who proved to me on the basis of satisfactory

evidence to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that

he/she/they executed the same in his/her/their authorized capacity(ies).

WITNESS my hand and official seal.

_____

Notary Public