

# COMMERCIAL PROPERTY DEED OF TRUST

## DATE

\_\_\_\_\_, 20\_\_\_\_

## PARTIES

Trustor (Borrower): \_\_\_\_\_  
Trustee: \_\_\_\_\_  
Beneficiary (Lender): \_\_\_\_\_

## PROPERTY DESCRIPTION

Legal Description:

\_\_\_\_\_  
\_\_\_\_\_

Property Address:

\_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

## PRINCIPAL AMOUNT OF NOTE SECURED

\$ \_\_\_\_\_ (U.S. Dollars)

## DEED OF TRUST

For the purpose of securing the payment of the indebtedness evidenced by a promissory note of even date herewith and all renewals, extensions, and modifications thereof, and performance of each agreement contained in the note, this Deed of Trust is made by and among the parties above, covering the described property, together with all improvements and fixtures.

Trustor hereby irrevocably grants, transfers, and assigns to Trustee, in trust, with power of sale, all interest in the above-described property to secure the payment of the indebtedness to Beneficiary.

Upon default in the payment of said indebtedness, or in performance of agreements herein, Beneficiary may declare all sums secured by this Deed of Trust immediately due and payable and may ask Trustee to initiate sale of the property at public auction as provided by law.

## FURTHER PROVISIONS

1. The Trustor shall keep the property insured against loss.
2. The Trustor shall pay all taxes and assessments on the property.
3. The Trustor shall maintain the property in good condition.
4. Trustee and Beneficiary shall have all rights and remedies as provided by applicable law.

## TRUSTOR

\_\_\_\_\_  
Date: \_\_\_\_\_

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## **BENEFICIARY**

\_\_\_\_\_  
Date: \_\_\_\_\_

## **ACKNOWLEDGMENT**

State of \_\_\_\_\_

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a Notary Public, personally appeared \_\_\_\_\_ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged that they executed the same.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_