

Deed of Trust with Assignment of Rents

Date: _____

Trustor: _____ Address: _____

Trustee: _____ Address: _____

Beneficiary: _____ Address: _____

RECITALS

This Deed of Trust ("Deed") is made between the Trustor, Trustee, and Beneficiary, as identified above. For the purpose of securing payment and performance by Trustor of all obligations to Beneficiary as described in the Promissory Note dated _____ in the original principal amount of \$ _____, Trustor hereby irrevocably grants, transfers, and assigns to Trustee in trust, with power of sale, the following described real property in the County of _____, State of _____:

LEGAL DESCRIPTION

TOGETHER WITH

All buildings, structures, improvements, fixtures, and appurtenances now or later attached to the property.

ASSIGNMENT OF RENTS

Trustor hereby absolutely assigns to Beneficiary all rents, issues, and profits of the property. Upon default under this Deed or the secured Note, Beneficiary may collect rents and apply them to the indebtedness secured hereby.

COVENANTS

1. Trustor covenants to pay all sums secured by this Deed in accordance with the Note.
2. Trustor will keep the property in good repair and will not commit waste.
3. Trustor will keep the property free from liens senior to this Deed, except for existing liens of record.
4. Trustor shall maintain adequate insurance on the property.
5. In case of default, Beneficiary may declare all sums secured immediately due and may institute foreclosure proceedings.

SIGNATURES

Trustor

Trustee

Beneficiary

NOTARY ACKNOWLEDGMENT

State of _____
County of _____

On this ___ day of _____, 20_____, before me, _____, a
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 the within 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