

# Deed of Trust with Power of Sale Clause

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

Trustor (Borrower): \_\_\_\_\_

Trustee: \_\_\_\_\_

Beneficiary (Lender): \_\_\_\_\_

## 1. Property

The trustor hereby irrevocably grants, conveys, transfers and assigns to the trustee, in trust, with power of sale, the following real property in the County of \_\_\_\_\_, State of \_\_\_\_\_, commonly known as:

*(insert property description)*

Together with all buildings, fixtures, and improvements now or hereafter erected thereon.

## 2. Secured Obligations

This deed of trust secures the payment of the promissory note dated \_\_\_\_\_, in the original principal sum of \$\_\_\_\_\_, executed by Trustor payable to Beneficiary, and all renewals, extensions, and modifications thereof.

## 3. Power of Sale

In the event of default in the payment of any indebtedness secured by this Deed of Trust, or in the performance of any agreement herein, the Beneficiary may invoke the power of sale and instruct Trustee to sell the property in accordance with the applicable law and the terms set forth herein.

## 4. Other Provisions

The Trustor agrees to keep the property in good condition, maintain insurance, and pay all taxes and assessments. Trustee shall have, in addition to the powers set forth by law, all rights and remedies provided in this Deed of Trust.

## 5. Signatures

\_\_\_\_\_  
Trustor (Borrower)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Trustee

\_\_\_\_\_  
Date

\_\_\_\_\_

Beneficiary (Lender)

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Date

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