

# Standard Property Security Deed of Trust

This Deed of Trust ("Deed") is made on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by and between:

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

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

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

## 1. Grant in Trust

For value received, Trustor hereby irrevocably grants, transfers, and assigns to Trustee, in trust, with power of sale, the Property located at:

Property Address:  
\_\_\_\_\_

Legal Description: \_\_\_\_\_

APN/Parcel Number: \_\_\_\_\_

## 2. Obligation Secured

This Deed of Trust secures the payment of all sums due under the Promissory Note dated \_\_\_\_\_, made by Trustor to Beneficiary in the principal amount of \$ \_\_\_\_\_ (the "Note"), and all other obligations and agreements under this Deed.

## 3. Covenants of Trustor

- To pay all sums when due under the Note and this Deed.
- To keep the property in good repair and insure against loss.
- To comply with all laws, ordinances, and regulations.
- To pay all taxes, assessments, and charges against the Property.
- Not to transfer or encumber the Property without Beneficiary's consent.

## 4. Default

Upon default by Trustor, Beneficiary may declare all sums secured by this Deed immediately due, and Trustee may sell the Property by power of sale as permitted by law.

## 5. Miscellaneous

- This Deed of Trust shall be binding upon and benefit the parties, their heirs, successors, and assigns.
- This document constitutes the entire agreement relating to the security of the Property.

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Trustor Signature  
Date: \_\_\_\_\_

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Trustee Signature  
Date: \_\_\_\_\_

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Beneficiary Signature  
Date: \_\_\_\_\_