

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.

Trustor Signature

Date: _____

Trustee Signature

Date: _____

Beneficiary Signature

Date: _____