

# Trustee's Deed of Trust

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

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

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

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

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

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

## Recitals

For valuable consideration, the sufficiency and receipt of which is hereby acknowledged, Trustor hereby irrevocably grants, conveys and assigns to Trustee in trust, with power of sale, the above described property, together with all improvements, easements, appurtenances, and fixtures now or hereafter a part of the property, to secure performance of the obligations of the Trustor under the terms of that certain promissory note dated \_\_\_\_\_ in the principal sum of \$\_\_\_\_\_, payable to the order of Beneficiary.

## Trustor's Covenants

Trustor covenants and agrees to pay the indebtedness as set forth in the promissory note, keep the property in good repair, pay all taxes and assessments, and comply with all terms, covenants and conditions herein.

## Default and Foreclosure

Upon default by Trustor in the payment or performance of any obligations secured hereby, Beneficiary may declare all sums secured by this Deed of Trust immediately due and payable, and Trustee may, upon request of Beneficiary, sell the property at public auction in accordance with applicable law.

## Other Terms

This Deed of Trust binds, inures to the benefit of, and is enforceable by the respective successors and assigns of the Trustor, Trustee, and Beneficiary.

\_\_\_\_\_  
Trustor (Borrower) Signature      Date: \_\_\_\_\_

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

\_\_\_\_\_  
Beneficiary (Lender) Signature      Date: \_\_\_\_\_

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_, a Notary Public in and

for said State, 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