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How to Complete Your Arizona Deed of Trust

Deed of Trust and Assignment of Rents (A.R.S. Title 33, Chapter 6.1)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A deed of trust secures a promissory note with Arizona real estate, for example a private, family, or seller-financed loan. The borrower signs it, and it is recorded.

1. **Recording information (top of Page 1)**
   Fill in who requested recording and where the recorder should mail the original. Leave the space above the dotted line blank for the County Recorder.
2. **Parties, property, and loan (Pages 1–2)**
   Arizona limits who may serve as trustee (for example, an attorney, a bank, or a licensed escrow agent) under A.R.S. § 33-803.
3. **Sign before a notary (Page 3)**
   Each borrower signs. Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the County Recorder of the county where the property is located.
- A deed of trust is generally exempt from the Affidavit of Property Value; check the exemption with the County Recorder.
- When the loan is paid, the trustee records a Release and Reconveyance. We have a free Arizona form.

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SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS

(A.R.S. Title 33, Chapter 6.1)

Assessor's Parcel Number (APN)

This Deed of Trust is made on

Date

TRUSTOR (borrower): name(s) and address

TRUSTEE (qualified under A.R.S. § 33-803): name and address

BENEFICIARY (lender): name and address

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Trustor irrevocably **grants, conveys, and assigns to Trustee in trust, with power of sale,** the following described real property in

County Arizona:

Legal description (attach Exhibit A if more space is needed)

Property address

together with the rents and profits of the property, to secure payment of the promissory note dated

Date of note | Principal amount ($) | Final payment due

1. Trustor will pay the note and all taxes and assessments, keep the property insured for the benefit of Beneficiary, and keep it in good repair.
2. If Trustor defaults, Beneficiary may declare all sums due, and Trustee may sell the property as provided in A.R.S. § 33-807 and related sections.
3. When the note is paid in full, Trustee shall reconvey the property on Beneficiary's request.

Trustor's initials: _____

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X _____

Trustor

Printed name

X _____

Trustor

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF) ss.

The foregoing instrument was acknowledged before me this

(date) by (name of trustor(s))

X _____

Notary Public

(Notary seal)

Notary's printed name

My commission expires

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