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# How to Complete an Arizona Deed of Release and Full Reconveyance

Deed of Release and Full Reconveyance • A.R.S. § 33-707

**INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT RECORD THIS PAGE.**

**About this form.** Arizona home loans use a deed of trust. When a private or family loan is paid off, the trustee records this release so the deed of trust no longer clouds the title. The lender (beneficiary) first signs the request at the end of the form.

1. **Fill in the recording box**
   Top left of Page 1. Leave the rest of the top 2 inches blank.
2. **Identify the deed of trust**
   Date, recording date, instrument number and county, from the recorded deed of trust.
3. **Lender signs the request**
   The beneficiary confirms the loan is paid in full.
4. **Trustee signs before a notary**
   Use the individual or company acknowledgment, as applies.

**Signing requirements:** The trustee signs before a notary. The beneficiary's request is usually notarized as well.

## After It's Signed

- Record it in the county where the deed of trust was recorded and send a copy to the borrower.

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**Have questions about your Release of Deed of Trust?** To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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**Recording requested by and when recorded return to:**

Space above this line reserved for the County Recorder

# DEED OF RELEASE AND FULL RECONVEYANCE

State of Arizona • A.R.S. § 33-707

The undersigned, as trustee under the deed of trust described below,

Trustee name

Date of deed of trust | Recording date | Instrument number

County recorded | Trustor(s) (borrower)

Beneficiary (lender) of record | Original amount ($)

having received from the beneficiary a written request to reconvey, stating that all sums secured by the deed of trust have been fully paid, and that the deed of trust and the note or other obligation it secures have been surrendered or are released, does hereby **RELEASE AND RECONVEY**, without warranty, to the person or persons legally entitled thereto, all the estate, title and interest now held by the trustee under the deed of trust in the real property situated in

County | City or town | Assessor's parcel number (APN)

County, Arizona, described as follows:

Legal description (copy exactly from the vesting deed, or write "See Exhibit A attached")

Property address (for reference only)

**X** _____

Trustee signature | Date

Printed name | Title (if signing for a company)

## ACKNOWLEDGMENT

**STATE OF ARIZONA**

**COUNTY OF**

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (name(s) of person(s) acknowledging).

**X** _____

Signature of Notary Public

Notary Public (printed name)

My commission expires

Commission number

(Notary seal)

## ACKNOWLEDGMENT (REPRESENTATIVE CAPACITY)

**STATE OF ARIZONA**

**COUNTY OF**

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (name) as _____ (title, such as officer or trustee) of _____ (name of entity or trust), on its behalf.

**X** _____

Signature of Notary Public

Notary Public (printed name)

My commission expires

Commission number

(Notary seal)

## BENEFICIARY'S REQUEST FOR FULL RECONVEYANCE

The undersigned is the beneficiary (holder) of the note and deed of trust described above. All sums secured by the deed of trust have been fully paid and satisfied. The trustee is requested to reconvey, without warranty, to the persons legally entitled thereto, the estate now held under the deed of trust.

**X** _____

Beneficiary signature

Date

Beneficiary printed name and title