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How to Complete Your California Deed of Trust

Short Form Deed of Trust and Assignment of Rents (California)

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 California 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 recorder.
2. **Fill in the parties and property (Pages 1–2)**
   Name the trustor (borrower), a trustee (usually a title company), and the beneficiary (lender), and copy the full legal description.
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.
- Pair it with a signed Promissory Note. Lending laws and disclosures can apply; talk to an attorney for consumer or residential loans.
- When the loan is paid, use a Substitution of Trustee and Full Reconveyance. We have a free form.

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California-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in California, Nevada, and other states. Phone and video consultations are available. **(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

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

(California)

Assessor's Parcel Number (APN)

This Deed of Trust is made on

Date

TRUSTOR (borrower): name(s) and address

TRUSTEE: name and address (for example, a title company)

BENEFICIARY (lender): name and address

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

City / unincorporated area of State of California: County of

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

Commonly known as (property address)

together with the rents, issues, and profits of the property, subject to Beneficiary's right to collect them only after default, 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, assessments, and insurance premiums on the property, keep the property in good repair, and keep it insured for the benefit of Beneficiary.
2. If Trustor defaults, Beneficiary may declare all sums immediately due, and Trustee may sell the property at a trustee's sale as permitted by California Civil Code Sections 2924 through 2924k.
3. When the note is paid in full, Beneficiary shall request Trustee to reconvey the property to Trustor.

Trustor's initials: _____

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The undersigned Trustor requests that a copy of any Notice of Default and any Notice of Sale be mailed to Trustor at the address above.

X _____
Trustor

Printed name

X _____
Trustor

Printed name

CALIFORNIA ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF) **ss.**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On (date) _____ before me, (name and title of officer) _____

personally appeared _____

name(s) of signer(s)

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), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

X _____
Notary Public

(Notary seal)

Notary's printed name _____

Title (Notary Public, State of California) My commission expires _____

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