FIRST CHOICE
MOBILE NOTARY & APOSTILLE

(866) 828-6856
Book an Appointment Online
www.firstchoicemobilenotary.com

How to Complete Your Colorado Deed of Trust

Deed of Trust (Colorado Public Trustee)

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 Colorado real estate, for example a private, family, or seller-financed loan. In Colorado, the trustee is always the **Public Trustee** of the county where the property is located.

1. **Return address (top of Page 1)**
   Enter where the Clerk and Recorder should mail the recorded original.
2. **Parties, property, and loan (Page 1)**
   Name the borrower and lender, describe the property, and enter the loan details.
3. **Sign before a notary (Page 2)**
   Each borrower signs. Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the county clerk and recorder of the county where the property is located.
- When the loan is paid, the lender files a Request for Full Release with the Public Trustee to release the deed of trust.
- Pair it with a signed Promissory Note. Consumer and residential loans have additional rules; talk to an attorney.

Need a Notary? We Come to You.

Homes • Hospitals • Care Facilities • Offices • Available Anytime
Mobile notary and apostille services.

Colorado-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm, 18 N. Sierra Madre St., Suite D, Colorado Springs, CO 80903. Attorneys licensed in California, Nevada, and other states. Phone and video consultations are available. **(719) 419-9777** · **www.gavrilovlaw.com**

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Colorado attorney. © 2027 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

YOUR FORM BEGINS ON THE NEXT PAGE

DEED OF TRUST

(Colorado — Public Trustee, C.R.S. Title 38, Article 38)

After recording, return to:

Name and address

THIS DEED OF TRUST is made on

Date

GRANTOR (borrower): name(s) and address

LENDER (beneficiary): name and address

Grantor grants and conveys to the **Public Trustee of the County named below**, in trust, with power of sale, for the benefit of the Lender,
the following real property in the

County of

State of Colorado:

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

Also known as (street address)

Parcel number

to secure payment of the promissory note dated

Date of note

Principal amount ($)

Final payment due

Grantor's initials: _____

© 2027 First Choice Mobile Notary & Apostille • (866) 828-6856 • firstchoicemobilenotary.com

1. Grantor 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 the Lender.
2. If Grantor defaults, the Lender may declare all sums immediately due and may request the Public Trustee to sell the property as provided by Colorado law.
3. When the note is paid in full, the Lender shall request the Public Trustee to release this Deed of Trust.
4. Grantor warrants title to the property, subject only to matters of record.

Signed this (date)

X
Grantor

X
Grantor (if more than one)

Printed name

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF) **ss.**
)

This document was acknowledged before me on

(date)

by (name of grantor(s))

X
Notary Public

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

© 2027 First Choice Mobile Notary & Apostille • (866) 828-6856 • firstchoicemobilenotary.com