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How to Complete Your Texas Release of Lien

Release of Lien (Deed of Trust or Vendor's Lien)

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

About this form. When a loan secured by Texas real property is paid off, the lienholder signs a release so the public records show the lien is gone. Private lenders and owner-financed sellers often need this form.

1. **Who signs**
   The **lienholder** (the lender or person who was owed the money) signs, not the property owner. A company signs through an authorized officer.
2. **Describe the debt and lien (Page 1)**
   Enter the note date and original amount, and the recording information for the deed of trust or deed that created the lien.
3. **Describe the property (Page 1)**
   Copy the full legal description from the deed of trust.
4. **Sign in front of a notary (Page 2)**
   Do not sign ahead of time. Bring a current, government-issued photo ID. An officer signing for a company should bring proof of title if requested.

After It's Signed

- Record the release with the county clerk in the county where the property is located, then give the recorded original to the property owner.
- Owners: keep the recorded release with your deed. Title companies look for it when you sell or refinance.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

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(Space reserved for county clerk recording information)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

After recording, return to:

Name

Mailing address (street, city, state, ZIP)

RELEASE OF LIEN

Date

Holder of Note and Lien:

Name of lienholder

Mailing address

Borrower (owner of the property):

Name(s)

Mailing address

Note:

Date of note

Original principal amount ($)

Original payee

Lien instrument:

Type (deed of trust, vendor's lien, other)

Recording information

County

Property:

Legal description

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Holder of Note and Lien is the owner and holder of the Note and of the liens securing it, including the Lien instrument described above. The Note has been paid in full. Holder of Note and Lien releases the Property from all liens held by Holder of Note and Lien securing the Note, without regard to how the liens were created or evidenced, and discharges the Property from those liens.

When the context requires, singular nouns and pronouns include the plural.

X

Holder of Note and Lien (or authorized signer)

Printed name

Title of signer, if signing for a company

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §

**COUNTY OF § **

This instrument was acknowledged before me on

Date | by (name of signer)

individually; or

as the representative named below, on behalf of the entity:

as (title) | of (name of entity) | a (type of entity)

X

Notary Public, State of Texas

(Notary seal)

Notary's printed name

Notary ID number | My commission expires

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