FIRST CHOICE
YOUR TRUSTED SERVICE

First Choice Mobile Notary & Apostille
(866) 828-6856
Book an Appointment Online
www.firstchoicemobilenotary.com

# How to Complete Your Utah Deed of Reconveyance

Deed of Reconveyance / Release of Lien (Utah)

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

**About this form.** When a loan secured by a Utah trust deed is paid off, the trustee signs a deed of reconveyance so the records show the property is free of the trust deed. It can also release other recorded liens.

1. **Who signs**
   The trustee named in the trust deed (or the lienholder), after the lender confirms payoff.
2. **Fill in the trust deed and property (Pages 1–2)**
   Enter the recording details and the legal description.
3. **Sign before a notary (Page 3)**
   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.
- Give the recorded original to the owner.

**Need a Notary? We Come to You.**

Homes • Hospitals • Care Facilities • Offices
Mobile Notary & Apostille Services
**Utah-Commissioned Notaries • Serving Utah**

Call us anytime
**(866) 828-6856**
**Book an Appointment Online**
**www.firstchoicemobilenotary.com**

**Need legal advice about this Utah document?** Gavrilov & Brooks Law Firm has a Utah-licensed attorney, with attorneys licensed in other states as well. Phone and video consultations are available. **(916) 504-0529** · **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 Utah attorney. © 2026 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.

# DEED OF RECONVEYANCE

(Release of Trust Deed or Lien — Utah)

**When recorded, mail to:**

Name and address

**Mail tax notice to:**

Name and address of grantee

Tax ID / Parcel number

Name of trustee or lienholder

Address

as trustee under the trust deed (or holder of the lien) described below, having received a request for reconveyance from the beneficiary stating that the obligation secured has been paid in full, hereby **RECONVEYS**, without warranty, to the person(s) entitled thereto, the estate held under the trust deed (or releases the lien) on the property described below.



© 2026 First Choice Mobile Notary & Apostille • (866) 828-6856 | www.firstchoicemobilenotary.com

Trustor / owner Beneficiary / lender

Date of trust deed or lien Entry number / book and page County
the following described tract of land in

County
State of Utah:

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

Property address (for reference)



© 2026 First Choice Mobile Notary & Apostille • (866) 828-6856 | www.firstchoicemobilenotary.com

X _____

Trustee or authorized signer Title

Printed name

**NOTARY ACKNOWLEDGMENT**

**STATE OF UTAH** )
) **ss.**
**COUNTY OF** )

On this day of (month and year)

before me, the undersigned notary public, personally appeared

name of the signer, individually or as representative

proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same. Witness my hand and official seal.

X _____

Notary Public

(Notary seal)

Notary's printed name

Commission number My commission expires



© 2026 First Choice Mobile Notary & Apostille • (866) 828-6856 | www.firstchoicemobilenotary.com