DEED OF RECONVEYANCE

Leave the top 3 inches of this page blank for the recorder unless your county allows less.

After recording, return to: _____, address _____.

Prepared by: _____, address _____.

Parcel or tax ID number: _____

1. RECITALS

By a deed of trust dated _____ (the "Deed of Trust"), _____, as trustor, conveyed the real property described below (the "Property") to _____, as trustee, in trust for the benefit of _____, as beneficiary (the "Beneficiary"), to secure a promissory note and the other obligations described in it (the "Secured Obligations"). The Deed of Trust was recorded on _____ as instrument number (or book and page) _____ in the records of _____ County, State of _____.

If a substitute trustee signs: by a substitution of trustee dated _____ and recorded as _____, _____ was appointed trustee in place of the original trustee (the "Substitute Trustee").

The Secured Obligations were paid in full on _____. The trustee has received a written request to reconvey the Property from the person entitled to make it.

2. FULL RECONVEYANCE

_____, as (check one): [ ] trustee under the Deed of Trust; [ ] Substitute Trustee; [ ] agent for the trustee under written authority dated _____, reconveys, without warranty, to _____, or to any other person or persons legally entitled to it, all the estate, title and interest held by the trustee under the Deed of Trust in the Property.

With this reconveyance, the Deed of Trust and the lien it created on the Property are released and discharged.

3. THE PROPERTY

The Property is in _____ County, State of _____, and is legally described as follows (copy the description from the Deed of Trust, or attach it as Exhibit A): _____ _____ _____

Street address, for reference only: _____. If it differs from the legal description, the legal description controls.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

4. GENERAL TERMS

This Deed of Reconveyance is made without any warranty of title and is governed by the law of the state where the Property is located.

SIGNATURES

Trustee, Substitute Trustee or Agent (name and title)

Signature: _____ Date: _____

Printed Name: _____

ACKNOWLEDGMENT

State of _____, County of _____

On _____, before me, the undersigned notary public, personally appeared _____, who proved to me through satisfactory evidence of identity to be the person whose name is signed on this Deed of Reconveyance, and who acknowledged signing it voluntarily for its stated purpose.

Notary Public: _____ Printed name: _____ My commission expires: _____ (Seal)

California and New York set their own acknowledgment wording. Ask your notary to use the state's form.

REQUEST FOR FULL RECONVEYANCE (OPTIONAL; FOR THE TRUSTEE, NOT RECORDED)

To _____, trustee: The undersigned is the legal owner and holder of the note and all other obligations secured by the Deed of Trust described above. Those obligations have been paid and satisfied in full. You are requested, on payment of any sums owed to you under the Deed of Trust, to cancel the note and other evidence of the obligations delivered to you with this request, and to reconvey, without warranty, to the person or persons legally entitled to it, all the estate now held by you under the Deed of Trust.

Dated: _____ Beneficiary: _____ By: _____, _____ (title)

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BEFORE YOU RECORD

Use this form only for a deed of trust that has been paid in full. Nebraska, Oregon and Utah call the instrument a trust deed and Montana a trust indenture. In California a beneficiary may substitute itself as trustee and reconvey, and in Arizona the person entitled to payment may record a release instead; Colorado and North Carolina use their own release and satisfaction procedures, so do not use this form there. In Tennessee, Virginia, West Virginia and Mississippi the law puts the release on the lender or holder of the debt, and the District of Columbia lists its own release documents, so ask the recording office or a local lawyer before you use this form there. Several states set deadlines for the lender and trustee after payoff. The LawVault builder prints your state's version. This template is not legal advice.

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