

# California Deed of Trust Form PDF

THIS DEED OF TRUST is made on \_\_\_\_\_ [Date], between \_\_\_\_\_ [Grantor's Name], residing at \_\_\_\_\_ [Address], hereinafter called the "Trustor", and \_\_\_\_\_ [Trustee's Name], residing at \_\_\_\_\_ [Address], hereinafter called the "Trustee", for the benefit of \_\_\_\_\_ [Beneficiary's Name], residing at \_\_\_\_\_ [Address], hereinafter called the "Beneficiary."

## Property Description

The property secured under this Deed of Trust is located at:

Property Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

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## Granting Clause

For value received, the **Trustor** hereby **grants, transfers, and assigns** to the **Trustee**, in trust for the **Beneficiary**, the property described above to secure the payment of the following obligations:

1. **Loan Amount:** \$ \_\_\_\_\_
2. **Interest Rate:** \_\_\_\_\_ % per annum
3. **Maturity Date:** \_\_\_\_\_ [Month/Day/Year]

## Trustor's Covenants

The **Trustor** agrees:

- To **maintain the property** in good condition.
- To **pay all property taxes** and assessments when due.
- To **carry adequate insurance** on the property.

## Events of Default

If the **Trustor** fails to comply with the terms, the **Beneficiary** may declare a default and initiate foreclosure proceedings.

## Signatures

**Trustor's Name & Signature:** \_\_\_\_\_

**Trustee's Name & Signature:** \_\_\_\_\_

**Beneficiary's Name & Signature:** \_\_\_\_\_

**Date of Execution:** \_\_\_\_\_