

DEED OF RECONVEYANCE RELEASE OF LIABILITY

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

[RELEASOR NAME] [RELEASOR ADDRESS]

APN / Tax Parcel No.: [to be inserted]

Deed of Reconveyance / Full Reconveyance

THIS DEED OF RECONVEYANCE is made and entered into as of .

Recitals

A. On , **[BORROWER TRUSTOR MORTGAGOR NAME]** ("Trustor"), as trustor, executed a Deed of Trust (the "Deed of Trust") in favor of **[LENDER BENEFICIARY MORTGAGEE NAME]** ("Beneficiary"), as beneficiary, to secure an indebtedness in the original principal amount of **\$0.00**.

B. The Deed of Trust was recorded in the Official Records of **[COUNTY WHERE ORIGINAL INSTRUMENT WAS RECORDED] County, [STATE]**, as **[RECORDING REFERENCE BOOK PAGE OR INSTRUMENT]**, and encumbered the real property commonly known as **[PROPERTY STREET ADDRESS]** and more particularly described as:

| *[LEGAL DESCRIPTION OF THE PROPERTY]*

(the "Property").

C. The Beneficiary has received full payment and performance of all indebtedness and obligations secured by the Deed of Trust and has requested the undersigned to reconvey the Property.

Reconveyance

NOW, THEREFORE, the undersigned Beneficiary, pursuant to the written request of the Beneficiary and the terms of the Deed of Trust, does hereby **RECONVEY, WITHOUT WARRANTY**, to the person or persons legally entitled thereto, all right, title, estate, and interest now held by the Beneficiary under the Deed of Trust in and to the Property. The Deed of Trust is hereby **fully released, discharged, reconveyed, and satisfied of record**.

The Beneficiary further certifies that the promissory note and any other obligation secured by the Deed of Trust have been paid in full and surrendered, or will be marked "paid in full" and delivered to the Trustor upon request.

Statutory Compliance

This instrument is further executed in satisfaction of all applicable statutory reconveyance and release obligations of [STATE].

Scope

This reconveyance releases only the lien of the Deed of Trust against the Property. It does not release, discharge, or affect any other obligation between the parties, except to the extent expressly stated herein.

Authority

The undersigned represents that the undersigned is the current Beneficiary of the Deed of Trust, or is a duly authorized substitute or successor, with full power and authority to execute this Reconveyance.

Execution**Trustee/Beneficiary**

_____ PRINTED NAME

_____ SIGNATURE

_____ DATE

Notary Acknowledgment

State of [STATE] County of [COUNTY WHERE ORIGINAL INSTRUMENT WAS RECORDED]

On this _____ day of _____, 20, before me, the undersigned notary public, personally appeared _____, proved to me on the basis of satisfactory evidence to be the person who executed this instrument on behalf of the Beneficiary, and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on this instrument the entity upon behalf of which the person acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of [STATE] that the foregoing paragraph is true and correct.

Notary Public: _____ My commission expires: _____

[NOTARY SEAL]