

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this \_\_\_\_\_ day of \_\_\_\_\_, between \_\_\_\_\_ herein called TRUSTOR, with address of \_\_\_\_\_ and \_\_\_\_\_ herein called TRUSTEE, with address of \_\_\_\_\_ and \_\_\_\_\_ herein called BENEFICIARY, with address of \_\_\_\_\_

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS, to TRUSTEE, IN TRUST WITH POWER OF SALE, that property at the address of \_\_\_\_\_ in \_\_\_\_\_ County, described as:

Together with the appurtenances thereto and warranting the title to said premises; To have and to hold the same unto said Trustee and his successors, upon the trusts hereinafter expressed, namely: For the purpose of securing payment to the said Beneficiary, of the monies due to and of all losses, expenditures and liability suffered, sustained, made or incurred by Universal Fire & Casualty Insurance Company, a corporation, hereinafter called the Surety, or by the Beneficiary and as more fully set forth and described in a certain Surety Bail Bond Application and Contract for Court Appearance, which agreement is made a part hereof by references as though herein fully set forth on account of, resulting from the execution of certain bail bond(s) written. Trustor agrees:

(a) To keep said property in good condition and repair, not to remove or demolish any building thereon; to maintain adequate insurance thereon and to pay at least ten days before delinquency, all taxes and assessments affecting said property, all encumbrances, charges and liens, with interest, on said property or any part thereof, and all costs, fees and expenses of this Trust.

(b) That the Surety of Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing recorded in the Office of the Recorder of the county where said property is situated, shall be conducive proof of proper substitution of such successor Trustee or substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Surety or Beneficiary and duly acknowledged and Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties.

(c) That a certificate signed by the Beneficiary at any time hereinafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditures or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Bond; the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Bond was executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest, at a rate as allowed by law per annum, from demand to date of payment and attorney's fees and other actual costs and fees. Upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of notice of sale hereunder be delivered by certified mail to the address for Trustor as hereinabove set forth.

TRUSTOR \_\_\_\_\_ TRUSTOR \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ before me personally appeared \_\_\_\_\_

known to me to be the persons described in and who executed the foregoing instrument and who acknowledged the same.