



When Recorded Mail to:

\*\*\*

**DEED OF TRUST**  
**(WITH ABSOLUTE ASSIGNMENT OF RENTS RIDER)**

This Deed of Trust is dated \*\*\*

The **TRUSTOR** is by \*\*\* (“Trustor”).

The Trustor’s address is

The **TRUSTEE** is Medallion Servicing LLC, a Limited Liability Company (“Trustee”).

The **BENEFICIARY** is \*Investor(s) name(s) here\* (“Beneficiary”).

Trustor owes Beneficiary the principal sum of **\$100,000.00**. This debt is evidenced by a **PROMISSORY NOTE** dated \*\*\* (the “Note”).

This Deed of Trust secures to Beneficiary:

- (1) Performance of each agreement and covenant of Trustor incorporated by reference, contained in the Note or contained in this Deed of Trust;
- (2) The repayment of the debt evidenced by the Note, with interest, and all amounts which shall become due under the Note, and all extensions, modifications, or renewals of the Note;
- (3) The payment of all sums, with interest, advanced under any provision of this Deed of Trust.

As security for the performance of Trustor’s obligations secured by this Deed of Trust, Trustor irrevocably **GRANTS, TRANSFERS, AND ASSIGNS** to Trustee, in Trust, with **POWER OF SALE**, that property in the State of California, County of \*\*\* (the “Property”), described as follows:

**SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF**

Together with all the improvements now or hereafter erected on the Property, all replacements, all additions, all easements, rights, rents, royalties, mineral, oil and gas rights, water rights and stock and all fixtures now or hereafter a part of the Property. All of the foregoing is referred to as the Property.

**ACCELERATION ON TRANSFER OR ENCUMBRANCE OF THE PROPERTY:**

If as to any or all of Trustor’s interest in the Property, Trustor sells, transfers, contracts to