

DEED OF TRUST Scenario



A document signer (client) contacts the notary directly and presents a Deed of Trust set of documents to be notarized. The signer says their lender/financial institution requested that he/she find a notary to have the Deed of Trust notarized.

The signer makes a statement that “this is a corrective” Deed of Trust.

Please note that this request is not from a title company. The document signer simply follows the instructions from their financial institution.

Signers:

1. Larry D. Sample
2. Janice C. Sample

Document: Deed of Trust
Number of Pages: 17

After Recording Return To:
BANK OF TIDEWATER
Doc Processing TX2-999-99-99
9999 Sample Carter Blvd.
Sample Worth, TX 99999

[Space Above This Line For Recording

Data] OS3220-999999999

[Escrow/Closing #]

*****999999999

[Doc ID #]

DEED OF TRUST

MIN 1000157-999999999-2

Document description:

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated NOVEMBER 04, 2022, together with all Riders to this document.
- (B) "Borrower" is

Larry D. Sample and Janice C. Sample

- Borrower is the trustor under this Security Instrument.
- (C) "Lender" is
BANK OF TIDEWATER
Lender is a NATIONAL ASSOCIATION
organized and existing under the laws of THE UNITED STATES
Lender's address is
999 South Sample Street, Camp NC 28255
- (D) "Trustee" is
SAMPLE JONES
9999 EAST SAMPLE HIGHWAY SUITE 000, SS, MD 20903

Signers:

1. Larry D. Sample
2. Janice C. Sample

Document: Deed of Trust
Number of Pages: 17
Pages 1, 15, 16, & 17 are
used for demonstration
purpose.

25. **Possession of the Property.** Borrower shall have possession of the Property until Lender has given Borrower notice of default pursuant to Section 22 of this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Larry D. Sample (Seal)
-Borrower

Janice C. Sample (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

CHARLES SAMPLE
Home Loan Consultant -External

Note: The stickies were applied by the requesting company.

Acknowledgment

State of _____

County/City of _____

On _____
undersigned officer, personally

← Date (mm/dd/yyyy)

← notary print Name

← borrower Print Name

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she (they) executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public
My commission expires:

← notary sign name

← commission Expires



Note: The stickies were applied by the requesting company.

STATE OF _____

← State name

← Borrower Print Name

County ss: _____

← State name

← county name
← Date (DD/MM/YYYY)
← county name

I Hereby Certify, That on _____ day of _____ the State of _____ and for the _____ appeared _____ agent of the party secured by the foregoing Deed of Trust is true and correct to the best of my knowledge and belief. I further certify that the actual sum of money advanced at the closing transaction by _____ was paid over and disbursed by the party or parties secured by the Deed of Trust to the Borrower or to the person responsible for disbursement of funds in the closing transaction or their respective agent at a time not later than the execution and delivery by the Borrower of this Deed of Trust; and also made oath that he is the agent of the party or parties secured and is duly authorized to make this affidavit.

AS WITNESS: my hand and notarial seal _____

My Commission Expires: _____

← Commission Expires

Notary Public _____

← notary sign name
← notary print name

