**DEED OF SATISFACTION**

This **Deed of Satisfaction** is made this \_\_\_ day of \_\_\_\_\_\_\_***, 20***, by:

**Lender**:  
**[Lender’s Full Legal Name]**  
Address: **[Lender’s Address]**

**Borrower**:  
**[Borrower’s Full Legal Name]**  
Address: **[Borrower’s Address]**

**RECITALS**

WHEREAS, the Borrower, on **[Date of Original Loan]**, executed a **[Mortgage/Deed of Trust]** to the Lender, securing the repayment of a loan in the amount of **$\_\_\_\_\_\_\_\_\_** (the "Loan"), which was recorded in the **Harris County Clerk's Office** on **[Date Recorded]** under instrument number **[Document Number]**, affecting the real property located at **[Property Address]**, more particularly described in **Exhibit "A"** (the "Property");

WHEREAS, the Loan has been paid in full, and all obligations secured by the Security Instrument have been satisfied;

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby acknowledged, the Lender hereby acknowledges and declares the following:

1. **Satisfaction of Debt**: The Loan has been fully paid and satisfied, and all amounts due under the Loan have been discharged.
2. **Release of Lien**: The Lender hereby releases, discharges, and terminates any lien or encumbrance placed upon the Property by the Security Instrument, and acknowledges that such lien is now released and no longer exists.
3. **Authority to Record**: The Lender authorizes the Borrower to file or record this Deed of Satisfaction in the **Harris County Clerk’s Office**, or any other applicable office, to officially remove the lien from the Property.
4. **Binding Effect**: This Deed of Satisfaction is binding upon the Lender, its successors, and assigns, and inures to the benefit of the Borrower and their successors and assigns.
5. **Governing Law**: This Deed of Satisfaction shall be governed by and construed in accordance with the laws of the State of Texas.

**IN WITNESS WHEREOF**, the undersigned has executed this Deed of Satisfaction as of the date first written above.

**Lender’s Signature**:

Signature of Lender  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Title: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Borrower’s Signature** (optional):

Signature of Borrower  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Witnesses** (if required by Texas law):

Signature of Witness  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature of Witness  
Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**NOTARY ACKNOWLEDGMENT (Required for Recording in Harris County)**

State of **Texas**  
County of **Harris**

On this \_\_\_ day of \_\_\_\_\_\_\_***, 20***, before me, the undersigned, a Notary Public in and for the State of Texas, personally appeared **[Lender’s Name]**, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that (he/she) executed the same for the purposes therein contained.

WITNESS my hand and official seal.

Notary Public  
My Commission Expires: \_\_\_\_\_\_\_  
My Notary ID: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EXHIBIT "A"**

**Legal Description of the Property**  
[Provide the full legal description of the property as it appears in the original mortgage or deed of trust.]