**DEED OF SATISFACTION**

This **Deed of Satisfaction** is made and executed 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, **[Borrower’s Full Legal Name]** (the "Borrower") executed and delivered a **[Mortgage/Deed of Trust]** to **[Lender’s Full Legal Name]** (the "Lender") dated **[Date of Original Loan]**, securing the payment of a loan in the principal amount of **$\_\_\_\_\_\_\_\_\_** (the "Loan"), and which was recorded in the **[County/State]** land records in **[Book/Document Number]** on **[Date Recorded]**, affecting the real property located at **[Property Address]** (the "Property");

WHEREAS, the Borrower has paid in full the Loan and has satisfied all obligations under the Security Instrument, and the Lender now desires to acknowledge the satisfaction of the debt and to release the lien held on the Property;

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

1. **Satisfaction of Debt**: The Lender acknowledges that the Borrower has fully paid and discharged the Loan, and the debt secured by the Security Instrument has been satisfied.
2. **Release of Lien**: The Lender hereby releases and discharges the lien held under the Security Instrument and acknowledges that such lien is now fully satisfied and extinguished.
3. **Authority to Record**: The Lender authorizes the Borrower or the Borrower's agent to record this Deed of Satisfaction in the appropriate county or local land records to publicly indicate that the lien has been satisfied and discharged.
4. **Binding Effect**: This Deed of Satisfaction is binding upon the Lender and its successors and assigns, and inures to the benefit of the Borrower and the Borrower’s successors and assigns.
5. **Governing Law**: This Deed of Satisfaction shall be governed by the laws of the state of **[State Name]** and is executed by the parties hereto in accordance with the laws of the state.

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

**Lender’s Signature**:

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

**Borrower’s Signature** (optional):

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

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

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

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

**NOTARY ACKNOWLEDGMENT (required in most cases)**

State of **[State Name]**  
County of **[County Name]**

On this \_\_\_ day of \_\_\_\_\_\_\_***, 20***, before me, the undersigned, a Notary Public in and for the state of **[State Name]**, 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 from the original mortgage or deed of trust.]