**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 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 **[Recording Office]** on **[Date Recorded]**, affecting the real property located at **[Property Address]** (the "Property");

WHEREAS, the Borrower has fully paid and discharged the Loan, and all obligations secured by the Security Instrument have been fulfilled, and the Lender is now satisfied with the debt repayment.

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

1. **Satisfaction of Debt**: The Lender acknowledges the full payment and satisfaction of the Loan by the Borrower and affirms that the debt secured by the Security Instrument is now paid in full and discharged.
2. **Release of Lien**: The Lender hereby releases, discharges, and extinguishes any lien or encumbrance upon the Property that was created by the Security Instrument, and acknowledges that such lien no longer exists.
3. **Authority to Record**: The Lender authorizes the Borrower, or the Borrower’s designated agent, to file or record this Deed of Satisfaction in the appropriate office of the **[Recording Office]** to remove the lien from the Property.
4. **Binding Effect**: This Deed of Satisfaction shall be 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 in which the Property is located.

**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 state law):

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

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

**NOTARY ACKNOWLEDGMENT (Required for Recording in Most States)**

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 as it appears in the original mortgage or deed of trust.]