

When Recorded Mail To:

**DEBRA ALLEN**  
**c/o Allen Bail Bonds**  
**285 Lake Havasu Avenue S. #200**  
**Lake Havasu City, AZ 86403**

This Area Reserved for County Recorder

**DEED OF TRUST AND ASSIGNMENT OF RENTS**

This DEED OF TRUST, made this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_  
\_\_\_\_\_ (here in called "Trustor"), to BANKERS INSURANCE COMPANY,  
P.O. BOX 33015, ST. PETERSBURG, FL 33733-0815 (herein called "Beneficiary", for Allen Bail  
Bonds, 285 Lake Havasu Ave. S., #200, Lake Havasu City, AZ 86403 (herein called "Trustee");  
WITNESSETH: That Trustor irrevocably grants and conveyers to Trustee, in trust, with power of sale, the  
property in \_\_\_\_\_ County, \_\_\_\_\_, described as:

**DESCRIPTION**

Tract: \_\_\_\_\_

Property Address: \_\_\_\_\_

TOGETHER with all improvements and appurtenances and the rents, issues, and profits there from, to  
secure to Beneficiary the performance of the agreements of Trustor herein contained, and all  
indebtedness, obligations, damages, expenses and liabilities owed to, sustained or incurred by Beneficiary  
pursuant to all bail bond agreements and indemnity agreements executed by Trustor in connection with  
the execution of Bail Bond No: \_\_\_\_\_ on behalf of  
\_\_\_\_\_ in the amount of \$ \_\_\_\_\_ by Debra Allen, as agent for  
Beneficiary in the matter of:  
State of Arizona vs. \_\_\_\_\_.

**Trustor Agrees:**

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to maintain adequate casualty insurance thereon; to pay before delinquent all taxes and assessments affecting said property; and to pay all encumbrances, charges, and liens thereon.
2. Upon default of any of Trustor's obligations hereunder, the Beneficiary may collect the rents, issues, and profits of said property.
3. Beneficiary may, for any reason, from time to time, remove Trustee and appoint a successor trustee hereunder. Without conveyance of said property, the successor trustee shall succeed to all the title, power, and duties conferred upon the Trustee herein and by applicable law.
4. Upon Trustor's breach of any agreement of Trustor in this Deed of Trust, including the agreement to pay all sums secured hereby, Beneficiary, at Beneficiary's option, may declare all of the sums secured hereby to be

