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# Introduction and Definitions

This Deed of Trust, effective as of August 9, 2025, sets forth the terms under which certain property will be held in trust to secure a debt.

## Purpose

This Deed of Trust secures a loan provided by Docupal Demo, LLC to Acme, Inc. It establishes a lien on the property described herein, ensuring repayment of the Indebtedness.

## Parties

### Grantor/Borrower

Acme, Inc, a business entity located at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA ("ACME-1").

### Beneficiary/Lender

Docupal Demo, LLC, a United States company, with an address at 23 Main St, Anytown, CA 90210.

### Trustee

[To be determined]. The Trustee will hold the Property in trust, with power of sale, for the benefit of the Lender.

## Definitions

For purposes of this Deed of Trust, the following terms shall have the meanings set forth below:

- **Deed of Trust:** This instrument, including any attachments and amendments.
- **Property:** The real property, including all improvements, located at [Address to be determined] and more fully described in Exhibit A attached hereto.



- **Indebtedness:** All principal, interest, and other amounts, costs and expenses payable under the Loan Agreement and any related documents, together with all renewals, extensions, or modifications thereof.
- **Event of Default:** Any event or condition that allows the Lender to accelerate the Indebtedness or exercise other remedies under this Deed of Trust or the Loan Agreement, as further defined in Article [To be determined].

## Loan and Property Description

This Deed of Trust secures a loan provided by Docupal Demo, LLC (Lender) to Acme, Inc (Borrower). The loan's financial terms and the property details are described below.

### Loan Details

The principal amount of the loan is to be determined. The interest rate applicable to this loan is to be determined. The final date for repayment of the loan, known as the maturity date, is to be determined.

### Property Description

The real property serving as security for this Deed of Trust is located in Oregon, USA and is legally described as follows:

*[Insert Legal Description of Property Here]*

This description includes all existing and future easements, rights, appurtenances, royalties, mineral rights, oil and gas rights, and all water rights. It also covers all fixtures, replacements, additions, and improvements now or later part of the property. This includes, but is not limited to, all buildings, structures, and any attached items. The property is located at the address of 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA.

## Roles and Responsibilities of Parties

This Deed of Trust outlines the roles and responsibilities of the following parties: Borrower, Lender, and Trustee.



## Borrower's Responsibilities

ACME-1, as the Borrower, is obligated to repay the debt to DocuPal Demo, LLC, according to the terms outlined in the loan agreement. The Borrower must maintain the property in good condition and repair, preventing waste and deterioration. ACME-1 must also comply with all applicable laws, ordinances, and regulations affecting the property. The borrower shall pay and perform all obligations.

## Lender's Responsibilities

DocuPal Demo, LLC, as the Lender, is responsible for advancing the loan amount to the Borrower. The Lender has the right to ensure the property is adequately protected and maintained. In the event of default by the Borrower, the Lender has the right to initiate foreclosure proceedings as per the terms of this Deed of Trust and applicable law.

## Trustee's Responsibilities

The Trustee is a neutral third party appointed to administer this Deed of Trust. Upon default by the Borrower, the Trustee is empowered to initiate and conduct foreclosure proceedings, including selling the property to satisfy the debt. The Trustee also has the authority to reconvey the property to the Borrower upon full repayment of the debt and satisfaction of all obligations under this Deed of Trust. The Trustee will perform the duties of trust.

# Security Interest and Property Lien

This Deed of Trust creates a security interest in the real property described herein. It also establishes a lien on the property for the benefit of DocuPal Demo, LLC (Lender). This lien secures the repayment of the debt owed by Acme, Inc (Borrower) to the Lender, as outlined in the loan agreement.

## Lien Establishment

The lien is created and perfected upon the recording of this Deed of Trust in the official real property records of the county where the property is located. This recording serves as public notice of the Lender's security interest in the property.



## Rights of the Lender

The lien grants the Lender specific rights, including the right to foreclose on the property. Foreclosure can occur if the Borrower defaults on the loan. This right allows the Lender to sell the property and use the proceeds to satisfy the outstanding debt. The Lender's security interest is thereby protected through legal mechanisms afforded by this Deed of Trust and applicable law.

## Loan Repayment Terms

ACME-1 must repay the loan principal, plus accrued interest, according to the following terms.

### Repayment Schedule

ACME-1 will make monthly payments to Docupal Demo, LLC, commencing on September 1, 2025. Each payment will be applied first to accrued interest, then to the principal balance. The final payment, due on the loan's maturity date, will include all outstanding principal and interest. The monthly payment amount will be specified in the Loan Agreement.

### Prepayment Options

ACME-1 has the option to prepay the outstanding principal balance, in whole or in part, at any time, without penalty. Any partial prepayment will be applied directly to the principal balance, potentially reducing the total interest paid over the loan term.

### Late Payment

If ACME-1 fails to make a payment within fifteen (15) days of the due date, a late fee of 5% of the overdue payment amount will be assessed. Continued failure to make timely payments may constitute a default under this Deed of Trust.

### Default

The occurrence of any of the following events will constitute a default under this Deed of Trust: failure to make timely payments as outlined above; violation of any terms or conditions in this Deed of Trust or related loan documents; providing false



or misleading information to Docupal Demo, LLC; or any action that jeopardizes the value of the property securing this loan. Upon default, Docupal Demo, LLC has the right to accelerate the loan.

# Default and Foreclosure Procedures

## Events Constituting Default

Acme, Inc. (Borrower) will be considered in default under this Deed of Trust if any of the following events occur:

- Failure to make timely payments of principal, interest, or any other amounts due under the loan agreement.
- Breach of any covenant, warranty, or agreement contained in this Deed of Trust or related loan documents. This includes, but is not limited to, maintaining insurance, paying property taxes, or preventing waste or deterioration of the property.
- The Borrower becomes insolvent, files for bankruptcy, or has a receiver appointed.

## Lender's Rights and Remedies Upon Default

Upon the occurrence of any event of default, Docupal Demo, LLC (Lender) has the right to pursue any and all remedies available under applicable law and this Deed of Trust, including but not limited to:

- Accelerating the maturity of the loan, declaring the entire outstanding balance immediately due and payable.
- Initiating foreclosure proceedings against the property.
- Exercising any other rights or remedies available at law or in equity.

## Foreclosure Process

The Lender may initiate foreclosure proceedings in accordance with applicable law. The foreclosure process generally involves the following steps:

1. **Notice of Default:** The Lender will record a Notice of Default in the official records of the county where the property is located. This notice informs the Borrower and the public that the Borrower is in default and that the Lender



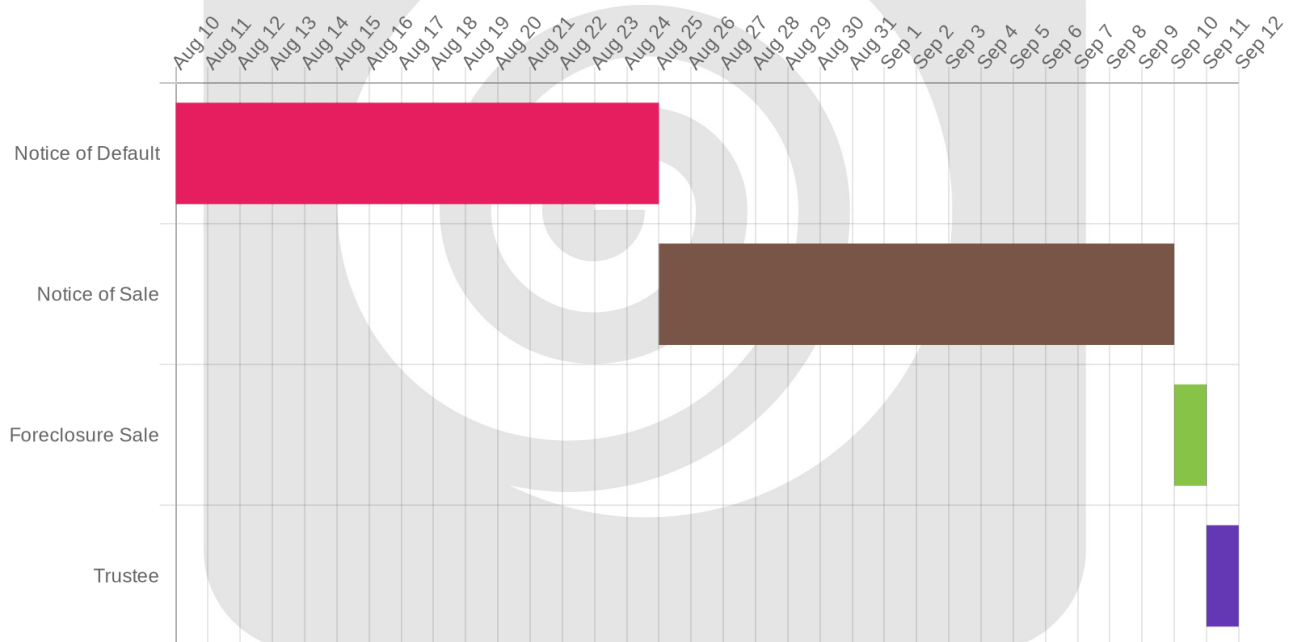


intends to foreclose.

2. **Notice of Sale:** After the Notice of Default has been recorded for the period required by applicable law, the Lender will publish and serve a Notice of Sale. This notice specifies the date, time, and location of the foreclosure sale.
3. **Foreclosure Sale:** The property will be sold at a public auction to the highest bidder.
4. **Trustee's Deed:** After the sale, the Trustee will execute and deliver a Trustee's Deed to the successful bidder. This deed conveys title to the property to the purchaser.

## Cure Period

The Borrower may have the right to cure the default within a specified period after the Notice of Default is recorded. The cure period will be as provided by applicable law. To cure the default, the Borrower must pay all past-due amounts, including principal, interest, late charges, and foreclosure expenses.



# Miscellaneous Provisions

## Governing Law

This Deed of Trust is governed by the laws of the State of California, where Docupal Demo, LLC is located. All parties must comply with these laws.

## Amendments

This Deed of Trust may be amended or modified only by a written agreement signed by all parties involved: Docupal Demo, LLC, and ACME-1.

## Assignment

Docupal Demo, LLC can assign its rights and obligations under this Deed of Trust. ACME-1 cannot assign its rights or obligations without prior written consent from Docupal Demo, LLC.

## Notices

All notices related to this Deed of Trust must be in writing. Notices are considered given when delivered personally or mailed by certified or registered mail to the addresses specified in this document or as subsequently updated in writing by the parties. The address for Docupal Demo, LLC is 23 Main St, Anytown, CA 90210. The address for ACME-1 is 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA.

## Severability

If any provision of this Deed of Trust is deemed invalid or unenforceable, the remaining provisions will still be enforced to the fullest extent permitted by law. The parties will negotiate in good faith to replace the invalid provision with a valid one that achieves the original intent as closely as possible.

