

After Recording Return To:

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DEED OF TRUST

(Universal)

This Deed of Trust is given by _____,
 as "Indemnitor Trustor(s)", to _____,
 a resident of (state) _____, as Trustee whose address is
 _____ for the benefit of U.S.
 Specialty Insurance Company, a Texas Corporation as "Lender" or "Beneficiary" whose Bail Bond
 General Agency is located at 1000 NW 14th Street, Miami, Florida 33136.

This Security Instrument secures to Beneficiary a Contingent Promissory Note for which the maximum
 principal indebtedness for (state) _____ recording tax purposes is
 \$ _____ evidencing a bail bond or bonds as follows:

Defendant Name	Case Number(s)	Court and County

(hereinafter "Defendant"), together with any continuations and modifications, any extensions,
 substitutions, in the amount of _____ Dollars, (\$ _____)
 on power(s) of attorney # _____ together with all extensions,
 substitutions, or modifications of bond to guarantee the defendant's appearance in court. In the event of a
 forfeiture or breach of the bond, this Deed of Trust and the Contingent Promissory Note secured by this
 Deed of Trust shall become due. Indemnitor Trustor shall indemnify Beneficiary and/or its posting or
 managing agent from any loss on the bond and hold them harmless from the claims of any other party.
 This Deed of Trust shall be cancelled or satisfied when all of the obligations of the bail bond, including
 any unpaid premium to Beneficiary or its agent, have been satisfied and the bail bond is discharged and/or
 exonerated without any unrecovered loss to Beneficiary and/or its posting or managing agent. This Deed
 of Trust shall incorporate by reference and as if set forth herein the terms of the Application for Surety
 Bond and Indemnity Agreement for Surety Bond.

For this purpose, Indemnitor Trustor(s) irrevocably grants and conveys to Trustee, in trust, with power of
 sale, the following described property located in the County of _____,
 State of _____ and legally described as:

The instrument constituting the source of the Indemnitor Trustor(s)'s interest in the foregoing described property was a _____ recorded at Book _____ Page _____ Instrument No. _____ in the Register's Office of _____ County, State of _____, which currently has the address of _____.

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument.

Indemnitor Trustor covenants that Indemnitor Trustor(s) is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Indemnitor Trustor(s) warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Indemnitor Trustor hereby further covenants and agrees to pay promptly when due the principal and interest and other sums of money provided for in said note and this mortgage, or either; to pay all and singular the taxes, assessments, levies, liabilities, obligations, and encumbrances of every nature on said property; to permit, commit or suffer no waste, impairment or deterioration of said land or the improvements thereon at anytime; to keep the buildings now or hereafter on said land fully insured in a sum of not less than the Deed of Trust amount in a company or companies acceptable to the Beneficiary, the policy or policies to be held by and payable to, said Beneficiary, and in the event any sum of money becomes payable by virtue of such insurance the Beneficiary shall have the right to receive and apply the same to the indebtedness hereby secured, accounting to the Indemnitor Trustor(s) for any surplus; to pay all costs, charges, and expenses, including lawyer's fees and title searches, reasonably incurred or paid by the Beneficiary because of the failure of the Indemnitor Trustor(s) to promptly and fully comply with the agreements, stipulations, conditions and covenants of said note and this Deed of Trust, or either: to perform, comply with and abide by each and every the agreements, stipulations, conditions and covenants set forth in said note and this mortgage or either. In the event the Indemnitor Trustor(s) fails to pay when due any tax, assessment, insurance premium or other sum of money payable by virtue of said note and this Deed of Trust, or either, the Beneficiary may pay the same, without waiving or affecting the option to foreclose or any other right hereunder, and all such payments shall bear interest from date thereof as contained in the Contingent Promissory Note and allowed by the laws of the State of _____.

If any sum of money herein referred to be not promptly paid within 30 days next after the same becomes due, or if each and every the agreements, stipulations, conditions and covenants of said note and this mortgage, or either, are not fully performed, complied with and abided by. then the entire sum mentioned in said note, and this Deed of Trust, or the entire balance unpaid thereon, shall forthwith or thereafter, at the option of the Beneficiary become and be due and payable, anything in said note or herein to the contrary notwithstanding. Failure by the Beneficiary to exercise any of the rights or options herein provided shall not constitute a waiver of any rights or options under said note or this mortgage accrued or thereafter accruing.

Acceleration; Remedies. Lender shall give notice to Indemnitor Trustor(s) prior to acceleration following Indemnitor Trustor(s)'s breach of any covenant or agreement in this Security Instrument. The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Indemnitor Trustor(s), by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Indemnitor Trustor(s) of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of

Indemnitor Trustor(s) to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Trustee shall give notice of sale by public advertisement in the county in which the Property is located for the time and in the manner provided by Applicable Law, and Lender or Trustee shall mail a copy of the notice of sale to Indemnitor Trustor(s) by first class mail. Trustee, without demand on Indemnitor Trustor(s), shall sell the Property at public auction to the highest bidder at the time and under the terms designated in the notice of sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it. If the Property is sold pursuant to this Section, Indemnitor Trustor(s), or any person holding possession of the Property through Indemnitor Trustor(s), shall immediately surrender possession of the Property to the purchaser at the sale. If possession is not surrendered, Indemnitor Trustor(s) or such person shall be a tenant at will of the purchaser and hereby agrees to pay the purchaser the reasonable rental value of the Property after sale.

BY SIGNING BELOW, Indemnitor Trustor(s) accepts and agrees to the terms and covenants contained in this Security Instrument.

Witnesses:

_____(Seal)
(Print name)_____ Indemnitor Trustor

_____(Seal)
(Print name)_____ Indemnitor Trustor

STATE OF _____)
)
COUNTY OF _____)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared _____ to me known to be the person(s) described in or who provided the following as identification _____ and who executed the foregoing instrument and acknowledged before me that they executed the same for the purposes stated therein and as his/her/their free act and deed.

Witness my hand and official seal in the County and State last aforesaid this ____ day of _____, 20____.

Notary Public
(Print name)_____