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### WARRANTY DEED

WARRANTY DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between \_\_\_\_\_ of the City of \_\_\_\_\_ and County of \_\_\_\_\_ (“grantor”), and \_\_\_\_\_ (“grantee”), whose mailing address is \_\_\_\_\_.

THE GRANTOR, for and in consideration of the sum of \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of \_\_\_\_\_, State of \_\_\_\_\_, described as follows (enter legal description):

Also known as street and number \_\_\_\_\_

Tax Parcel ID# \_\_\_\_\_

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Witness (if required)

\_\_\_\_\_  
Witness (if required)

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ ) ss:

The foregoing instrument was acknowledged before me, \_\_\_\_\_, a notary public in and for the state of \_\_\_\_\_ by \_\_\_\_\_

on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my hand and official seal

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires \_\_\_\_\_

[NOTARY SEAL]