

Information & Instructions: Gift deed of an undivided interest no vendor's lien plain English form

PREVIEW

1. This form may be used to transfer a one half (or other fractional) interest in a property. Typically a gift deed is used for the transfer.

2. The deed conveys, rather than sells the property to the beneficiary. The transfers legal title from the grantor-donor to a grantee-beneficiary. Since the beneficiary does not pay any consideration for the property, since it is a gift, the deed recites that either the property is conveyed as a gift with no reversionary interests retained or that the consideration is love and affection.

3. The deed conveys complete title without reservations other than those filed of record.

Form: Gift deed of an undivided interest no vendor's lien plain English form

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GIFT DEED OF AN UNDIVIDED INTEREST

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date of conveyance:

Grantor's name:

THIS DOCUMENT

Grantor's mailing address:

[Include the county]

Grantee's name:

Grantee's mailing address:

[Include the county]

Conveyance: Grantor conveys, with full intention, the following described property unto Grantee as a gift. Grantor retains no reversionary right or interest in and to the property. Grantor grants and conveys unto Grantee a undivided [2 amount, i.e. one half] interest in the following identified and described property:

THANK YOU

[Property description].

Consideration: This conveyance is based upon the consideration of love and affection between the Grantor and the Grantee.

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Rights: This conveyance is made unto Grantee to have and to hold the above described property, together with, all and singular, the rights and appurtenances thereto in any wise belonging unto the Grantee, his or her heirs or assigns forever.

Warranty: Grantor binds himself, his or her heirs, executors, and administrators to warrant and forever defend, all and singular, the above identified property to Grantee, his or her heirs, and assigns, against every person who may lawfully claim the same, or any part thereof. This warranty excludes any and all reservations and exceptions to the conveyance.

Reservations from and exceptions to the conveyance and warranty: This conveyance is made subject to any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights-of-way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, interests, and royalty rights, water, water right, or riparian rights, maintenance charges, together with any Lien securing the maintenance charges, zoning laws, ordinances of municipal or other governmental agencies or authorities, and conditions and covenants, if any, applicable to and enforceable against the property described above and as shown by the records of the county clerk of [Name of County] County.

Construction: Words of any gender used in this Deed shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise. If this Deed is executed by or to a corporation or trustee the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to the corporation or trustee, be construed to mean "successors and assigns."

Signed on _____ **THIS DOCUMENT**

Grantor

Prepared by:
[Name and address of law firm]

After recording return to:
[Name and address of title company or law firm]

State of Texas
County of _____

This instrument was acknowledged before me on _____ by

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Notary Public, State of Texas

PREVIEW

Notary's typed or printed name

My commission expires: _____

[or Notary's Stamp]

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