

Prepared By and After Recording Return to:
Send Tax Statements to Grantee (Name and Address):

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED
(Separate Property or Joint Property to Joint Tenancy)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, ☐ _____, an individual, ☐ married ☐ unmarried, or ☐ _____, ☐ married ☐ unmarried and _____, ☐ married ☐ unmarried, hereinafter referred to as "Grantor", whether one or more does hereby grant, bargain and convey unto _____ and _____, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Kentucky, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, Kentucky.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Taxes for tax year _____ shall be ☐ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantor.

The property herein conveyed ☐ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the ____ day of _____, 20____.

Grantor
{Type Name}

Grantor
{Type Name}

State of Kentucky
County of _____

The foregoing instrument was acknowledged before me this _____ (date), by
_____ (name of person acknowledged).

My commission expires: _____

Notary Public

Serial Number, if any: _____

Type or Print Name

State of Kentucky
County of _____

The foregoing instrument was acknowledged before me this _____ (date), by
_____ (name of person acknowledged).

My commission expires: _____ Notary Public

Serial Number, if any: _____
Type or Print Name

CERTIFICATE OF VALUE

GRANTOR AND GRANTEE, being duly sworn, do certify that the transfer effected in this deed is ☐ a gift or ☐ a bona fide sale and that the estimated fair cash value of the property described is _____ Dollars (\$ _____). The Grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

Subscribed and sworn to before me

This _____ day of _____, 20_____

Grantor/Affiant

Type or Print Name

My commission expires: _____

Notary Public

Serial Number, if any: _____

Type or Print Name

Grantee/Affiant

Type or Print Name

Grantee/Affiant

Type or Print Name

My commission expires: _____

Notary Public

Serial Number, if any: _____

Type or Print Name

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE