

Prepared By and After Recording Return to:	<div style="border: 1px solid black; height: 150px; margin-top: 10px;"></div>
Send Tax Statements to Grantee (Name and Address):	
-----Above This Line Reserved For Official Use Only-----	

GENERAL WARRANTY DEED

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 and confessed, and for which no lien, express or implied, does or shall exist, _____ and _____, Husband and Wife, and _____, an Individual, hereinafter referred to as “Grantor”, whether one or more, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto _____ and _____, Husband and Wife, as ☐ Community Property with rights of survivorship ☐ Community Property, not as tenants in common, hereinafter referred to as “Grantee”, whether one or more, all that certain tract or parcel of land lying and being situated in the County of _____, City of _____, State of Texas, and more particularly described as follows, to-wit:

[INSERT DESCRIPTION OR ATTACH AS EXHIBIT]

Prior instrument reference: _____ Book _____, Page _____, County Clerk Document No. _____ and/or Film Code No. _____, of the Recorder of _____ County, Texas.

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

This conveyance is FURTHER MADE AND ACCEPTED SUBECT TO the following:

(List additional exceptions, if any.)

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantee, it's successors and assigns forever; and Grantor herein hereby binds itself, its successors, assigns, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the above named Grantee, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

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

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

Grantor

Type or Print Name

Grantor

Type or Print Name _____

Grantor

Type or Print Name _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____ (date) by
 _____ (name of representative) as
 _____ (title of representative) of
 _____ (name of entity or person represented).

Notary Public

My commission expires:

Type or Print Name _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____ (date) by
 _____ (name of representative) as
 _____ (title of representative) of
 _____ (name of entity or person represented).

Notary Public

My commission expires:

Type or Print Name _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on _____ (date) by

_____ (name of entity or person represented).

Notary Public

My commission expires: _____

Type or Print Name

COMMUNITY PROPERTY STATEMENT

It is hereby agreed by and between _____ and
_____, Husband and Wife, Grantees herein, that the above described
community property shall, in the event of the death of one spouse, vest in and belong to the surviving
spouse.

Grantee

Type or Print Name

Grantee

Type or Print Name

Mailing Address of Grantee:

Name

Address
