

<b>Prepared By and After Recording Return to:</b>
<b>Send Tax Statements to Grantee (Name and Address):</b>
<b>GPIN/Tax Map No.</b> _____

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## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

☐ \_\_\_\_\_, an individual, or ☐ \_\_\_\_\_ and  
 \_\_\_\_\_, individuals, or ☐ \_\_\_\_\_ and  
 \_\_\_\_\_, Husband and Wife, or ☐ a Limited  
 Liability Corporation organized and existing under the laws of the State of  
 \_\_\_\_\_, or ☐ \_\_\_\_\_, a Limited Partnership  
 organized and existing under the laws of the State of \_\_\_\_\_, hereinafter called  
 the "Grantor", whether one or more, does hereby grant, bargain, sell, and convey with General warranty  
 and English covenants of title unto ☐ \_\_\_\_\_, an individual, or ☐  
 \_\_\_\_\_ and \_\_\_\_\_, individuals, or ☐  
 \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, as  
 joint tenants with the right of survivorship and not as tenants in common,  
 or \_\_\_\_\_, ☐ a Limited Liability Corporation organized and existing under the  
 laws of the State of \_\_\_\_\_, or ☐ \_\_\_\_\_, a Limited  
 Partnership organized and existing under the laws of the State of \_\_\_\_\_,  
 hereinafter "Grantee", whether one or more, the following lands and property, together with all  
 improvements located thereon, lying in the County of \_\_\_\_\_, Commonwealth of Virginia, to-wit:

Describe Property or State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Public  
 Records of the Clerk of the Circuit Court for \_\_\_\_\_ County, Virginia.

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' successors and assigns  
 forever, with all appurtenances thereunto belonging.

Taxes for tax year \_\_\_\_\_ shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, 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 successors 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.

WITNESS Grantor's hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**A. Signature and Acknowledgment - Individual(s) as Grantor:**

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Post Office Address

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Post Office Address

Commonwealth of Virginia  
County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, personally appeared \_\_\_\_\_ to me known to be the person who executed the foregoing instrument, and he/she thereupon duly acknowledged to me that he/she executed the same to be his/her free act and deed.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

Commonwealth of Virginia

County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, personally appeared \_\_\_\_\_ to me known to be the person who executed the foregoing instrument, and he/she thereupon duly acknowledged to me that he/she executed the same to be his/her free act and deed.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

**B. Signature and Acknowledgment - LLC as Grantor:**

By: \_\_\_\_\_

\_\_\_\_\_  
Print or Type Name

Its: \_\_\_\_\_  
Title

Commonwealth of Virginia

County of \_\_\_\_\_

I, \_\_\_\_\_, a notary public in and for the state and county aforesaid, do certify that \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_ (insert name of limited liability company), is signed to the writing above, bearing date on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, has acknowledged the same before me in the county aforesaid.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_  
Type or Print Name

C. Limited Partnership as Grantor

\_\_\_\_\_  
A Limited Partnership

By: \_\_\_\_\_  
General Partner

\_\_\_\_\_  
Print or Type Name

Commonwealth of Virginia  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ by \_\_\_\_\_, general partner (or agent) on behalf of \_\_\_\_\_, a limited partnership.

Given under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(Seal) \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_  
Type or Print Name

<b>Grantor(s) Name, Address and phone:</b>	<b>Grantee(s) Name, Address and Phone:</b>