

Prepared By and After Recording Return to:	<div style="border: 1px solid black; height: 150px; width: 100%;"></div> <p style="text-align: center;">-----Above This Line Reserved For Official Use Only-----</p>
Send Tax Statements to Grantee (Name and Address):	

WARRANTY DEED

(Husband and Wife to Two Individuals with Reserved Life Estates)

Date: _____

Parcel Locator Number: _____

Prior instrument reference: Book _____, Page _____, of the Recorder of _____
County, Missouri

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 _____, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, confirm, and warrant unto _____ **and** _____, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Missouri, to-wit:

Describe Property or State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of Deeds for _____ County, Missouri.

SUBJECT to Life Estates retained by _____ and _____, Grantors, to run consecutively. It is the express intention of the Grantors that the ending of one Life Estate shall in no way affect the remaining Life Estate.

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

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

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

The property herein conveyed ☐ is not a part of the homestead of Grantors, or ☐ is part of the homestead of Grantors.

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

Grantor
{Type Name}

Grantor
{Type Name}

STATE OF _____

COUNTY OF _____

On this _____ day of _____ in the year _____, before me, _____ (name of notary), a notary public in and for said state, personally appeared _____ (name of individual(s)), known to me to be the person who executed the within _____ (type of document), and acknowledged to me that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE