

WARRANTY DEED
(Individual to Individual)

KNOW ALL MEN BY THESE PRESENTS:

That _____, Grantor, in consideration of the sum of TEN & NO/100 (\$10.00) dollars, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does grant, bargain, sell, convey and warrant unto _____, Grantee, the following described real property and premises situate in _____ County, State of Oklahoma, to-wit:

- ☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- ☐ Legal Description:

together with all and singular the hereditaments and appurtenances thereunto belonging.

Property Address:

Prior instrument reference: Book _____, Page _____, in the public records of the office of the Registrar of _____ County, Oklahoma.

TO HAVE AND TO HOLD said described premises unto the said Grantee, Grantee's heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements and restrictions of record.

Signed and delivered this _____ day of _____, 20_____.

Warranty Deed

(Grantor's Signature)

Print Name

State of Oklahoma, County of _____, ss

Before me, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Signature of Notary Public

Printed Name of Notary

My commission expires: _____

WAIVER OF HOMESTEAD EXEMPTION

I, _____, spouse of the Grantor, am signing this waiver of Homestead Exemption for the purpose of expressly releasing and waiving all rights under Article XII, Section XII-2 of the Oklahoma Constitution regarding the above described property. I also understand that I have no liability for any of the affirmative covenants in this Warranty Deed.

Signature

Print or Type Name

State of Oklahoma, County of _____, ss

Before me, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____,

Warranty Deed

to me known to be the identical person who executed the above WAIVER OF HOMESTEAD EXEMPTION, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Signature of Notary Public

Printed Name of Notary

My commission expires: _____

This Instrument was prepared by:

Telephone: _____

Signature

Print or Type Name

After Recording, return to:

Telephone: _____

EXHIBIT A