

<b>Prepared By and After Recording Return to:</b>	
<b>Send Tax Statements to Grantee (Name and Address):</b>	
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**WARRANTY DEED**  
(Husband and Wife to Child with Reservation of Life Estates)

**Date:** \_\_\_\_\_

**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, and convey unto \_\_\_\_\_, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Arkansas, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Public Records of \_\_\_\_\_ County, Arkansas.

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.

TO HAVE AND TO HOLD the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee, and to its successors and assigns, forever; Grantors hereby covenanting that said premises are free and clear of any encumbrances and that Grantors and the successors, executors, and administrators of Grantors shall and will warrant and defend the title to the premises, unto the said Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

And I, \_\_\_\_\_, wife of the said \_\_\_\_\_, for and in consideration if the said sum of money, do hereby release and relinquish unto the said Grantee all my right of dower and homestead in and to said lands.

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 hands this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Grantor  
{Type Name}

\_\_\_\_\_  
Grantor  
{Type Name}

State of Arkansas  
County of \_\_\_\_\_

On this day personally appeared before me, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, \_\_\_\_\_ to me well known as the grantor(s) in the foregoing deed, and stated that \_\_\_\_\_ have executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

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

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

**Grantor(s) Name, Address, phone:**

**Grantee(s) Name, Address, phone:**

**SEND TAX STATEMENTS TO GRANTEE**