
WARRANTY DEED
(Corporation to Individual)

KNOW ALL MEN BY THESE PRESENTS THAT:

The undersigned, _____, a Corporation organized under the laws of the state of _____, whose address is _____, hereinafter referred to as "Grantor", does hereby convey and warrant unto _____, a/an ☐ married ☐ unmarried ☐ man ☐ woman, whose address is _____, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the City/County/Township of _____, State of Michigan, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

for the sum of: _____ (\$_____) Dollars **or** Exempt Under M.C.L.A. 207.505 () and M.C.L.A. 207.526 ()

SUBJECT to easements and building and use restrictions of record if any, and any taxes which constitute a lien but are not yet due and payable.

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, Michigan.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

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

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE 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.

THE GRANTOR(S) also grant(s) to the Grantee(s) the right to make _____ division(s) under § 108 of the Land Division Act, Act No. 288 of Public Acts of 1967.

THE ABOVE-DESCRIBED PREMISES may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the ____ day of _____, 20____.

Signed, Sealed and Delivered
in the presence of:

{Name of Corporation}

Witness

BY:

{Type Name]

TITLE: {Title with Corporation}

Witness

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date) by _____ (name of officer or agent, title or officer or agent) of _____ (name of corporation acknowledging) a _____ (state or place of incorporation) corporation, on behalf of the corporation.

Notary Public

Printed Name: _____

My Commission Expires:

Drafted by and Return to:

Send subsequent tax bills to: