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WARRANTY DEED
(Husband and Wife to an Individual)

THIS DEED OF CONVEYANCE made and entered into this _____ day of _____, 20____, by and between _____ and _____, Husband and Wife, whose address is, _____, hereinafter referred to as "Grantors", and _____, an Individual, ☐ unmarried ☐ married, whose address is _____, hereinafter "Grantee".

WITNESSETH that for and in consideration of the total sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantors have bargained and sold and by these presents do hereby grant, bargain, transfer, convey, and warrant unto the Grantee, his/her heirs and assigns forever all of their right, title, and interest in the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Kentucky, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

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

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

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

TO HAVE AND TO HOLD the described real estate, unto the Grantee, in fee simple, its successors and assigns forever, with covenant of general warranty of title.

GRANTORS AND GRANTEE, being duly sworn, do certify that the transfer effected in this deed is ☐ a gift or ☐ a bona fide sale and that the estimated fair cash value of the property described is _____ Dollars (\$ _____). The Grantee joins in this deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

IN TESTIMONY WHEREOF, witness the names of Grantor(s) and the Grantee(s) herein the day and year first above written.

Grantor
{Type Name}

Grantor
{Type Name}

Commonwealth of _____
County of _____

The foregoing instrument was subscribed, sworn, and acknowledged before me this _____ (date) by _____ (name of person(s) acknowledged).

Notary Public
Title (and Rank): _____
Print Name: _____

(Seal, if any)

My commission expires:

Grantee(s)
Print Name(s): _____

This document prepared by (and after recording return to):

Name:

Firm/Company:

Address:

Address 2:

City, State, Zip:

Phone:

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE