

Prepared By and After Recording Return to:
Send Tax Statements to Grantee (Name and Address):

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WARRANTY DEED
(Limited Partnership or LLC is the Grantor, or Grantee)

This Warranty Deed, Made the _____ day of _____, 20_____, by _____, an Individual, or _____ and _____, Individuals, or _____ and _____, Husband and Wife, or _____, a Limited Liability Corporation organized and existing under the laws of the State of _____, or _____, a Limited Partnership organized and existing under the laws of the State of _____, hereinafter referred to as "Grantor", whether one or more, do(es) hereby grant, convey and warrant to _____, an Individual, or _____ and _____, Individuals, or _____ and _____, Husband and Wife, or _____, a Limited Liability Corporation organized and existing under the laws of the State of _____, or _____ a Limited Partnership organized and existing under the laws of the State of _____, hereinafter called the Grantee, whether one or more, the following lands and property, together with all improvements located thereon, lying in _____ County, State of West Virginia, to-wit:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

INSERT DESCRIPTION OR ATTACH AS EXHIBIT

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

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' successors and assigns forever, with all appurtenances thereunto belonging.

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

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with GRANTEES 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.

COMPLETE ALL APPLICABLE STATEMENTS: The grantor(s) herein does/do hereby declare that this is a transfer exempt from the excise tax; Under the penalties of fine and imprisonment as provided by law, the grantor(s) does/do hereby declare(s) that the total consideration for the real estate transferred by this document is _____ Dollars (\$ _____).

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

A. Signature and Acknowledgment - Individual(s) as Grantor:

Signed, sealed and delivered in the presence of:

Signature of Grantor

Printed Name

Post Office Address

Signature of Grantor

Printed Name

Post Office Address

State of West Virginia
County of _____

The foregoing instrument was acknowledged before me this _____ (date), by
_____.

Seal

Notary Public, State of _____

My commission expires: _____

Type or Print Name

B. Signature and Acknowledgment - LLC as Grantor:

By: _____

Print or Type Name

Its: _____

Title

Attest:

Secretary

Print or Type Name

State of West Virginia

_____ County

I, _____, a _____, in and for said county in said state, hereby certify that _____, who as _____ (title), of _____ (name of limited liability company), a Limited Liability Company registered in the State of _____, who is known to me, acknowledged before me on this day that, being informed of the contents of the above document, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the _____ day of _____, 20_____.

Notary Public

My commission expires: _____

Type or Print Name

C. Limited Partnership as Grantor

A Limited Partnership

By: _____

General Partner

Print or Type Name

State of West Virginia

_____ County

I, _____, a _____, in and for said County, in said State, hereby certify that _____ whose name as _____ (title) of _____ (name of limited partnership), who is known to me, acknowledged before me in this day that, being informed of the contents of the above document, he/she, as such partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand this the _____ day of _____, 20_____.

Notary Public

My commission expires: _____

Type or Print Name

DECLARATION OF CONSIDERATION OR VALUE

I hereby declare:

(a) The total consideration paid for the property conveyed by the document to which this declaration is appended is \$ _____; or

(b) The true and actual value of the property transferred by the document to which this declaration is appended is, to the best of my knowledge and belief \$ _____; or

(c) The proportion of all the property included in the document to which this declaration is appended which is real property located in West Virginia is _____%; the value of all the property \$ _____; the value of real estate in West Virginia is \$ _____; or

(d) This deed conveys real estate located in more than one county in West Virginia; the total consideration paid for, or actual cash value of, all the real estate located in West Virginia conveyed by this document is \$ _____; and documentary stamps showing payment of all of the excise tax on all of said real estate are attached to an executed counterpart of this deed recorded in _____ County.

Given under my hand this _____ day of _____, 20_____.

Signature

Type or Print Name

Nature of Interest in Conveyance:

Grantor

Grantee

Other

Specify: _____

**Prepared by and after Recording Return
to:**

Name: _____

Firm/Company: _____

Address: _____

Address 2: _____

City, State, Zip: _____

Phone: _____

Preparer's signature: _____

Grantor(s) Name, Address and phone:

Grantee(s) Name, Address and Phone:

[If there are two or more Grantees and they wish to hold the property as joint tenants or community property (if the property is situated in a community property state), with the rights of survivorship, add the following paragraph any where prior to the signature block, if not, just delete this and the following paragraph:

TO HAVE AND TO HOLD to the said Grantees as [joint tenants][community property], with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy or community estate hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.]