

**This document prepared by (and after recording return to):** )  
 Name: )  
 Firm/Company: )  
 Address: )  
 Address 2: )  
 City, State, Zip: )  
 Phone: )  
 )  
 )  
 )  
 )

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**WARRANTY DEED**  
 (Husband and Wife to a Trust)

**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 and warrant unto \_\_\_\_\_, as Trustee of \_\_\_\_\_ trust, dated \_\_\_\_\_, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of New Mexico, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, New Mexico.

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 same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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.

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) hand(s) this the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

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

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_  
by \_\_\_\_\_ (name of person(s)).

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

Printed Name: \_\_\_\_\_

Commission Expires:

\_\_\_\_\_

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

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

**SEND TAX STATEMENTS TO GRANTEE**