

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
 (Individual to LLC)

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, _____, hereinafter referred to as "Grantor", does hereby warrant unto _____, a Limited Liability Company organized under the laws of the state of _____, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Massachusetts, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

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

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 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.

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.

Property Address

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.

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

Grantor
{Type Name}

STATE OF _____

COUNTY _____

On this _____ day of _____, 20 ____, before me personally
appeared _____ (or
_____, to me known to be the person (or persons)
described in and who executed the foregoing instrument, and acknowledged that he/she/they
executed the same as his/her/their free act and deed.

Notary Public

Print Name:

My commission expires:

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

**SEND TAX STATEMENTS TO
GRANTEE**