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(Space above reserved for Recorder of Deeds certification)

Title of Document:

Date of Document:

Grantor(s):

Grantee(s):

Grantee(s) Mailing Address(es):

Legal Description:

Reference Book and Page(s):

**WARRANTY DEED**  
(Individual to LLC)

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

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

**DATE:** \_\_\_\_\_

**SEND TAX STATEMENTS TO GRANTEE**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

THIS INDENTURE, Made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 grant, bargain, sell, convey, confirm, and warrant unto \_\_\_\_\_, a Limited Liability Company organized under the laws of the state of \_\_\_\_\_, hereinafter "Grantee", the following lots, tracts or parcels, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Missouri, to-wit:

Describe Property of State "TYPE DESCRIPTION"

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

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 the same together with all the rights, immunities, privileges and appurtenances to the same belonging unto the said Grantee, and to its successors and assigns, forever; Grantor hereby covenanting that said premises are free and clear of any encumbrances and that Grantor

and the successors, executors, and administrators of Grantor shall and will warrant and defend the title to the premises, unto the said Grantee, and to the successors and assigns of Grantee, against the lawful claims of all persons whomsoever.

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.

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

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

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

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

On this \_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, \_\_\_\_\_ (name of notary), a notary public in and for said state, personally appeared \_\_\_\_\_ (name of individual(s)), known to me to be the person who executed the within \_\_\_\_\_ (type of document), and acknowledged to me that he/she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

My Commission Expires:

\_\_\_\_\_

**Recording Information for Official Use Only:**