

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

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**WARRANTY DEED**

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,  \_\_\_\_\_, 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 "Grantors", do hereby grant, bargain and convey unto  \_\_\_\_\_, 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 \_\_\_\_\_, an individual, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Kentucky, to-wit:

INSERT DESCRIPTION OR ATTACH 8 1/2 X 11 SHEET AS EXHIBIT

**Prior Title Information:** This is the identical property conveyed by deed of \_\_\_\_\_, Grantor(s) to \_\_\_\_\_ and \_\_\_\_\_, dated \_\_\_\_\_, and recorded in the office of the Register of Deeds for \_\_\_\_\_ County, Kentucky, in Deed Book \_\_\_\_\_, at Page \_\_\_\_\_.

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 personal representatives, executors, successors and/or 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.

In Witness Whereof, the said \_\_\_\_\_ has hereunto set his/her hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

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

\_\_\_\_\_  
Signature of Grantor

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

\_\_\_\_\_  
Signature of Grantor

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

State of Kentucky  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date), by \_\_\_\_\_ (name of person acknowledged).

My commission expires: \_\_\_\_\_ Notary Public

Serial Number, if any: \_\_\_\_\_  
Type or Print Name

State of Kentucky  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date), by \_\_\_\_\_ (name of person acknowledged).

My commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_  
Type or Print Name \_\_\_\_\_

**B. Signature and Acknowledgment - LLC as Grantor:**

A \_\_\_\_\_ Limited Liability Company  
By: \_\_\_\_\_  
It's \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

State of Kentucky  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date), by  
\_\_\_\_\_ (name and title of officer or agent) of  
\_\_\_\_\_ (name of limited liability company), a \_\_\_\_\_ (state or  
place of formation) limited liability company, on behalf of the limited liability company.

My commission expires: \_\_\_\_\_ Notary Public \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_  
Type or Print Name \_\_\_\_\_

**C. Limited Partnership as Grantor**

\_\_\_\_\_  
A Limited Kentucky Partnership

By: \_\_\_\_\_

\_\_\_\_\_  
General Partner

\_\_\_\_\_  
Print or Type Name

State of Kentucky  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date) by  
\_\_\_\_\_ (name of acknowledging general partner or agent), partner (or  
agent) on behalf of \_\_\_\_\_ (name of limited partnership), a limited partnership.

My commission expires: \_\_\_\_\_ Notary Public

Serial Number, if any: \_\_\_\_\_  
Type or Print Name

**CERTIFICATE OF VALUE**

GRANTOR 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.

Subscribed and sworn to before me  
This \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Grantor/Affiant

\_\_\_\_\_  
Type or Print Name

My commission expires: \_\_\_\_\_ Notary Public

Serial Number, if any: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Grantee/Affiant

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Grantee/Affiant

\_\_\_\_\_  
Type or Print Name

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Serial Number, if any: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

[If there are two or more Grantees and they wish to hold the property as joint tenants 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, 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 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. ]

<b>Grantor(s) Name, Address and phone:</b>	<b>Grantee(s) Name, Address and Phone:</b>