

**STATE OF NEW YORK**

**WARRANTY DEED**

**[Individual to Husband and Wife as Joint Tenants]**

**Control Number – NY - SDEED – 8-7**

## NOTE ABOUT COMPLETING THE FORMS

The forms in this packet contain “form fields” created using Microsoft Word. The form fields facilitate completion of the forms using your computer. They do not limit you to print the form “in blank” and complete with a typewriter or by hand.

If you do not see the gray shaded form fields, go to the View menu, click on Tools, and then select Forms. This will open the forms toolbar. Look for the button on the form toolbar that resembles a shaded letter “a”. Click in this button and the form fields will be visible.

The forms are locked which means that the content of the form fields cannot be changed. You can only fill in the information in the fields.

If you need to make any changes to the form, you will need to unlock the form, or “unprotect” the form. **IF YOU UNLOCK THE FORM, YOU WILL BE ABLE TO MAKE CHANGES TO THE FORM, DO SO BEFORE YOU BEGIN TO COMPLETE THE FORMS. IF YOU UNLOCK THE DOCUMENT AND YOU HAVE NOT YET COMPLETED THE FIELDS, WHEN YOU RELOCK, ALL FORMS YOU HAVE ENTERED WILL BE LOST.** To unlock, click on “Tools” in the form toolbar and then click on “Protect Document”. You may then be prompted to enter a password. If so, the password is “a”. That is useful in lower case letters with no quotation marks. After you make any changes, relock the document before you begin to complete the form fields.

After you have changed the form, click on the first form field and enter the required information. You will be able to navigate through the document from form field to form field using your keyboard to a form field and insert your data. If problems, please let us know.

## NOTES ON FILING THIS FORM

In the State of New York, there are additional forms that must accompany a Deed at the time the Deed is presented for recordation at the office of the County Clerk in the county in which the property is located. See the following:

(1) NYC-RPT Special Tax Return (Applicable in Bronx, Kings, NY, and Queens Counties)

If you are a resident of New York City, you must also file a New York City Real Property Transfer Tax Return.

The instructions for completing the form may and the form may be found at:

[http://www.nyc.gov/html/dof/html/pdf/01pdf/nycrpt\\_01.pdf](http://www.nyc.gov/html/dof/html/pdf/01pdf/nycrpt_01.pdf)

(2) NY Real Property Transfer Report (RP-5217) (Required for all other Counties). The instructions available at:

<http://www.nyc.gov/html/dof/html/pdf/02pdf/rp5217nyci.pdf>

The actual form can be found at:

<http://www.nyc.gov/html/dof/html/pdf/02pdf/rp5217nyc.pdf>

(3) Transfer Tax Affidavit (TP-584) (Required for ALL Counties). You may download the instructions at the following address:

[http://www.tax.state.ny.us/pdf/2004/property/tp584i\\_1104.pdf](http://www.tax.state.ny.us/pdf/2004/property/tp584i_1104.pdf)

The form may be downloaded at the following address:

[http://www.tax.state.ny.us/pdf/2004/property/tp584\\_1104.pdf](http://www.tax.state.ny.us/pdf/2004/property/tp584_1104.pdf)

### **DISCLAIMER**

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Name: \_\_\_\_\_ )  
 Firm/Company: \_\_\_\_\_ )  
 Address: \_\_\_\_\_ )  
 Address 2: \_\_\_\_\_ )  
 City, State, Zip: \_\_\_\_\_ )  
 Phone: \_\_\_\_\_ )

FOR VALUATION AND CONSIDERATION TO THE SELLER, SELLER (\$10.00), and other good and valuable consideration, which has been paid in ready and sufficient cash, which is hereby acknowledged, SELLER, an individual, born [redacted] unmarried, hereinafter referred to as "Grantor", has hereby granted, sold, conveyed, and warranted to [redacted] and [redacted] (hereinafter referred to as "Grantees") and their heirs and assigns forever, together with all improvements located thereon, lying in [redacted] County, State of New York, to-wit:

Prior case reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Public Records of the \_\_\_\_\_ of \_\_\_\_\_ County, New York.

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

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 heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEEES 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.

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 the property 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.

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

\_\_\_\_\_  
Grantor  
The Name  
\_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
\_\_\_\_\_  
the year \_\_\_\_\_ before me, the  
unwedded, personally appeared \_\_\_\_\_, personally known to me or proved to  
me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the  
within and acknowledged that he/she/they executed the same in his/her/their capacity  
(ies), and that he/she/they are the individual(s) who executed the instrument, the individual(s), or the person upon behalf  
of which the instrument was executed.

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

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

My Commission Expires:  
\_\_\_\_\_

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

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

**SEND TAX STATEMENTS TO GRANTEE**