

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’s “form fields” facilitate completion of the forms using your computer. They do not limit your ability 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 and click on Tools and then select Forms. This will open the forms toolbar. Look for the button on the 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 fields, you will need to unlock the document or “unprotect” the form. **IF YOU UNLOCK THE DOCUMENT, YOU WILL BE ABLE TO MAKE CHANGES TO THE DOCUMENT, DO SO BEFORE YOU BEGIN TO COMPLETE THE FORMS. IF YOU LOCK THE DOCUMENT AGAIN, YOU WILL BE ABLE TO COMPLETE THE FIELDS, WHEN YOU RELOCK, ANY CHANGES YOU MADE WILL BE LOST.** To unlock click on “Tools” in the toolbar and then click on “Protect Document”. You may then be prompted to enter a password. If so, the password is “a”. That is used in **lower case letters** with the quotation marks. After you make any changes relock the document before you begin to complete the fields.

After a change is made to the document, 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

(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 ALB Counties). You may download the instructions at the following address:

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

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

----- We This reserve Official Use Only

WARRANTY DEED
Individual and as

KNOW ALL MEN THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION TO GRANTEES TO wit: DOLLARS (\$10.00), and other good and
valuable consideration, which has been paid in ready cash and sufficiency, which is hereby acknowledged,
Grantor, an individual, married unmarried, hereinafter referred to as
"Grantor", hereby grant, sell, and convey unto _____ and
_____ as joint tenants with rights of survivorship,
hereinafter referred to as "Grantees", the _____ and property, together with all improvements located thereon,
lying in _____ State of New York, to-wit:

Describe Property of Said Grantees "SEE DESCRIPTION ATTACHED"

Priority Reference: Book _____, Page _____, Document No. _____, of the Public
Records of the _____ of _____ County, New York.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of
record, if any.

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

Taxes for tax year _____ shall be prorated between Grantor and Grantees as of the date
selected by Grantor and Grantees, or paid by Grantees, or paid by Grantor.

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 GRANTEES 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
Name

STATE OF _____

COUNTY OF _____

_____, of the year _____ before me, the undersigned, 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 instrument and acknowledged that he/she/they executed the same in his/her/their capacity (ies), and that he/she/they are the individual(s) named in 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