

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
(Corporation to Two Individuals)

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, _____, a Corporation organized under the laws of the state of _____, hereinafter referred to as "Grantor", does hereby freely give, grant, sell, convey, and confirm unto _____ and _____, Two Individuals, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Vermont, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

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

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 Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's, 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 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.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the ____ day of _____, 20__.

Signed, Sealed and Delivered
in the presence of:

{Name of Corporation}

Witness

BY: {Type Name]
TITLE: {Title with Corporation}

Notary

STATE OF _____

COUNTY OF _____

At _____ this _____ day of _____, _____,
personally appeared _____ duly authorized agent of
_____ and he/she/they acknowledged this instrument, by him/her/ them sealed
and subscribed, to be his/her/their free act and deed of _____.

Before me, _____
Notary Public

Print Name: _____

My commission expires: _____

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE