

Recording requested by:

And, when recorded, mail this deed and tax statements to:

Name:

City, State & Zip:

Phone:

GRANT DEED
[Husband to Himself and Wife]

TRA: _____

APN: _____

☐ This transfer is exempt from the documentary transfer tax based on:

☐ The documentary transfer tax is \$ _____

City Tax, if any: \$ _____

County Tax, if any: \$ _____

and is computed on:

☐ the full value of the property conveyed.

☐ the full value less the liens and encumbrances remaining thereon at the time of sale

The property is located in ☐ an unincorporated area ☐ the city of _____

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, _____, hereinafter referred to as "Grantor", does hereby grant unto _____ and _____, Husband and Wife, as ☐ joint tenants with rights of survivorship and not as tenants in common or ☐ community property with rights of survivorship or ☐ community property without rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of _____, State of California, to-wit:

☐ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full

☐ Legal Description:

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' assigns forever, with all appurtenances thereunto belonging.

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 have 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____.

Signature of Grantor

Type/Print Name

State of California
County of _____

On _____, 20____ before me, _____
(here insert name and title of the officer), personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

*** COMMUNITY PROPERTY AGREEMENT**

It is hereby agreed by and between _____ and _____,
Husband and Wife, Grantees herein, that the above described community property shall, in the event of
the death of one spouse, vest in and belong to the surviving spouse.

Grantee

Type or Print Name

Grantee

Type or Print Name

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:
_____	_____
_____	_____
_____	_____
_____	_____

* Note: Complete this section **only if** you and your spouse specifically select option 2, *community property with rights of survivorship*.

EXHIBIT A

Grantor:

Grantee:

Legal Description: