

Prepared By

Name: _____

Address: _____

State: _____ Zip Code: _____

After Recording (with Tax Statements) to:

Name: _____

Address: _____

State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

Title Order No. _____ Escrow No. _____ APN _____

CALIFORNIA GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ _____

☐ - Computed on full value of property conveyed, or

☐ - Computed on full value of items or encumbrances remaining at time of sale,

☐ - Unincorporated area City of _____

STATE OF CALIFORNIA

_____ COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of _____ (\$ _____) in hand paid to

_____, a _____, residing at _____,

County of _____, City of _____, State of _____

(hereinafter known as the "Grantor(s)") hereby grants to _____, a

residing at _____, County of _____, City of _____,

State of _____ as:

(An Unmarried Person / Joint Tenants / Tenants in Common / Community Property / Community Property with Right of Survivorship / etc.)

(hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim against all persons whomsoever in the following *described real property (*and in Exhibit A if attached), situated in _____ County, California to-wit:

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Signature

Grantor's Name

Grantor's Name

Address

Address

City, State & Zip

City, State & Zip

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF _____)

On _____ before me, _____, Notary Public,

personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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 this ____ day of _____, 20__.

Notary Public

My Commission Expires: _____