

Recording prepared by:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

When recorded return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Mail tax statements to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Tax parcel no: \_\_\_\_\_

State of \_\_\_\_\_

# WARRANTY DEED

This General Warranty Deed is made effective this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (the "Effective Date") between:

**Grantor(s):** \_\_\_\_\_ (collectively "Grantor"),  
(Check one)  a married couple  a business  a trust  individual(s) whose mailing  
address is \_\_\_\_\_ [Address], and

**Grantee(s):** \_\_\_\_\_ (collectively "Grantee"),  
(Check one)  a married couple  a business  a trust  individual(s) whose mailing  
address is \_\_\_\_\_ [Address].

WITNESSETH, that Grantor, for and in consideration of the sum of \$ \_\_\_\_\_ and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located: (Check one)

In an unincorporated area in \_\_\_\_\_ County, \_\_\_\_\_ [State]

At \_\_\_\_\_ [Address including county]  
and more particularly described as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ [Property description]

SUBJECT to the following: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ [Exceptions on the property]

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all claims against title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$\_\_\_\_\_, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is exempt from any documentary transfer taxes.
- There is NO transfer tax.

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
**Grantor Signature**

\_\_\_\_\_  
**Grantor Name**

\_\_\_\_\_  
**Grantor Signature**

\_\_\_\_\_  
**Grantor Name**

\_\_\_\_\_  
**Grantor Name**

\_\_\_\_\_  
**Grantor Representative  
Signature**

\_\_\_\_\_  
**Grantor Representative  
Name and Title**

\_\_\_\_\_  
**Grantee Signature**

\_\_\_\_\_  
**Grantee Name**

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**Grantee Signature**

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**Grantee Name**

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**Grantee Name**

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**Grantee Representative  
Signature**

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**Grantee Representative  
Name and Title**

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**Witness Signature**

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**Witness Name**

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**Witness Signature**

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**Witness Name**

