

<b>Prepared By and After Recording Return to:</b>
<b>Send Tax Statements to Grantee (Name and Address):</b>

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**FIDUCIARY DEED**  
[Arkansas Code § 18-12-605]

**Date:** \_\_\_\_\_

**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, \_\_\_\_\_, as ☐ Conservator of the estate of \_\_\_\_\_, or ☐ Testamentary Trustee of the \_\_\_\_\_ Trust established by the Last Will and Testament of \_\_\_\_\_, or ☐ Trustee of the \_\_\_\_\_ Trust, or ☐ Administrator of the Estate of \_\_\_\_\_, or ☐ Executor of the Estate of \_\_\_\_\_, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto ☐ \_\_\_\_\_, an individual, or ☐ \_\_\_\_\_ and \_\_\_\_\_, individuals, or ☐ \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, as Joint Tenants with the right of survivorship, and not as Tenants in Common, hereinafter "Grantee", whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, State of Arkansas, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Public Records of \_\_\_\_\_ County, Arkansas.

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

If Grantees are Husband and Wife, then to 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(s), the entire interest in fee simple shall pass to the surviving Grantee(s), and if one does not survive the other(s),

then the heirs and assigns of the Grantees herein shall take as tenants in common.

GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with GRANTEE that Grantor is duly qualified to act in Grantor's official capacity; that the Grantor has full power and authority in Grantor's official capacity and/or by virtue of an order of a court of probate to bargain and sell the above described premises; and, that Grantor or Grantor's successors shall warrant and defend the granted premises to the Grantee against all claims and demands of any person or persons claiming under the Grantor.

WITNESS Grantor's hand this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Date: \_\_\_\_\_

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

\*\* \_\_\_\_\_  
Title or Position

State of Arkansas

County of \_\_\_\_\_

On this day personally appeared before me, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, \_\_\_\_\_  
to me well known as the grantor(s) in the foregoing deed, and stated that  
\_\_\_\_\_ have executed the same for the consideration and  
purposes therein mentioned and set forth.

Witness my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

**Grantor(s) Name, Address, phone:**

**Grantee(s) Name, Address, phone:**

**SEND TAX STATEMENTS TO GRANTEE**