

WARRANTY DEED

This Warranty Deed, executed on _____, 20____, between _____, Grantor, of _____ and _____, Grantee, of _____.

The Grantor, for and in consideration of the sum of \$ _____ and other good and valuable consideration paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey, and warrant to the Grantee forever, all the following described real estate, located at _____:

To have and to hold the same in fee simple forever, together with all the buildings, improvements, and appurtenances thereto belonging.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whosoever; and, that said land is free of all encumbrances, except _____.

Signed, sealed, and delivered:

Grantor

Grantor

STATE OF _____)

COUNTY OF _____)

On _____, 20____, before me personally appeared _____, who is personally known to me or who provided _____ as identification, and signed the above document in my presence.

Notary Public

My Commission expires: