

**WARRANTY DEED**

THIS DEED, Made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between

\_\_\_\_\_ of the County of \_\_\_\_\_ and State of \_\_\_\_\_, grantor, and

whose legal address is \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ of the County of \_\_\_\_\_ and State of \_\_\_\_\_ grantees:

WITNESSETH, that the grantor, for and in consideration of the sum of Ten dollars and other good and valuable consideration Dollars the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed and, by these presents does grant, bargain, sell, convey and confirm unto the grantee, their heirs and assigns forever, not in tenancy in common, but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of \_\_\_\_\_ and State of \_\_\_\_\_ described as follows:

also known by street and number as : \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_,

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, that at the time of ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, AND EXCEPT TAXES FOR THE CURRENT YEAR, A LIEN BUT NOT YET DUE OR PAYABLE, EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS-OF-WAY, OF RECORD, IF ANY,

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the singular number shall include the plural, the plural the singular, and any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.

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

STATE OF

}ss.

COUNTY OF

The foregoing instrument was acknowledged before me on this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by: \_\_\_\_\_

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

Witness my hand and official seal.

\_\_\_\_\_  
Notary Public