

WARRANTY DEED

THIS WARRANTY DEED is made this _____ day of _____, 20 ____ by _____, whose address is _____ (hereinafter referred to as "Grantor"), in favor of _____, whose address is _____ (hereinafter referred to as "Grantee"):

WITNESSETH:

The Grantor, for and in consideration of the sum of _____ (\$ _____) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, and conveys to the Grantee, all that certain land situate in County of _____, State of _____, to wit:

Legal Description:

Street Address: _____

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold in fee simple forever.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple, has good right and lawful authority to sell and convey said land, hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 20 ____, conditions, restrictions, easements, limitations and zoning ordinances of record, if any, and the following described mortgages, which Grantee herein assumes and agrees to pay:

_____.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Print Name:

Witness

Print Name:

STATE OF _____

COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid, to take acknowledgments, personally appeared _____, who is personally known to me or who produced Drivers License Number _____, issued by the state of _____, as picture identification, and who executed the foregoing instrument and acknowledged before me that _____ executed the same.

WITNESS my hand and official seal, this _____ day of _____, 20 ____ .

Notary Public

(SEAL)

State of _____

My Commission Expires:

This instrument was prepared by:

