GRANT DEED

Leave the top 3 inches of this page blank for the recorder unless your county allows less.

Recording requested by and, after recording, return to: _____, address _____.

Mail tax statements to: _____, address _____.

Prepared by: _____, address _____, telephone _____.

Assessor's parcel number: _____

California only. The undersigned Grantor declares: documentary transfer tax is $_____, [ ] computed on the full value of the property conveyed, or [ ] computed on the full value less liens or encumbrances remaining at the time of sale. [ ] Unincorporated area [ ] City of _____. Exemption claimed, if any: _____.

1. GRANT

For (check one): [ ] a valuable consideration; [ ] $_____; [ ] no consideration, as a gift, the receipt of any consideration being acknowledged, _____ (check one): [ ] an unmarried person; [ ] a married person; [ ] spouses married to each other, who hold title as _____, whose mailing address is _____ (the "Grantor"), grants to _____, whose mailing address is _____ (the "Grantee"), the real property described below, with all buildings, improvements and rights belonging to it (the "Property").

If there are two Grantees, they take title (check one): [ ] as joint tenants with right of survivorship and not as tenants in common; [ ] as tenants in common, in these shares: _____; [ ] as community property (spouses, where state law allows); [ ] as community property with right of survivorship (spouses, where state law allows; in California each Grantee also signs an acceptance on the deed); [ ] other: _____.

2. THE PROPERTY

The Property is in _____ County, State of _____, and is legally described as follows (copy the description exactly from the current deed, or attach it as Exhibit A): _____ _____ _____

Street address, for reference only: _____. If the street address differs from the legal description, the legal description controls.

Source of title: the same property conveyed to the Grantor by the instrument recorded as _____ in the official records of _____ County.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

3. COVENANTS OF TITLE

The Grantor covenants to the Grantee and the Grantee's heirs and assigns, subject to the Exceptions below, that (1) before this deed is signed, the Grantor has not conveyed the same estate, or any right, title or interest in it, to anyone other than the Grantee; and (2) when this deed is signed, the estate is free from encumbrances done, made or suffered by the Grantor or anyone claiming under the Grantor. These are the only covenants of title the Grantor makes. In California, Montana, Nevada, North Dakota and South Dakota a statute implies these same two covenants from the granting words.

4. EXCEPTIONS

The Property is conveyed subject to real property taxes and assessments not yet due and payable; covenants, conditions, restrictions, reservations, rights of way and easements of record; [ ] the mortgage or deed of trust recorded as _____, which the Grantee takes subject to, without any change in who is liable on that loan; and these other matters: _____.

5. JOINDER OF SPOUSE

(Complete only if the Grantor's spouse is not a Grantor but must sign, for example to convey community property or release homestead rights.) _____, spouse of the Grantor, joins in this deed to convey to the Grantee any marital interest in the Property and makes no covenant of title.

6. GENERAL TERMS

"Grantor" and "Grantee" include every person named in that role. This deed binds and benefits the parties and their heirs, personal representatives, successors and assigns, and is governed by the law of the state where the Property is located. If any part is held invalid, the rest remains in effect.

Signed on _____.

SIGNATURES

Grantor

Signature: _____ Date: _____

Printed Name: _____

Grantor

Signature: _____ Date: _____

Printed Name: _____

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.

Grantor's spouse (if joining)

Signature: _____ Date: _____

Printed Name: _____

ACKNOWLEDGMENT

State of _____, County of _____

On _____, before me, the undersigned notary public, personally appeared _____, known to me or proved to me through satisfactory evidence of identity to be the person whose name is signed on this deed, who acknowledged signing it voluntarily for the purposes stated in it.

Notary Public: _____ Printed name: _____ My commission expires: _____ (Seal)

California notaries must use the certificate in California Civil Code section 1189. Attach one for each signer.

BEFORE YOU RECORD

Sign in ink before a notary. California records a grant deed only with an acknowledgment and expects a Preliminary Change of Ownership Report with it. Montana needs a Realty Transfer Certificate, Nevada a Declaration of Value and the parcel number at the top left of page one, South Dakota a Certificate of Real Estate Value and a prepared-by legend with a telephone number, and North Dakota a statement by the grantee of the full consideration or an exemption. Check with the county recorder, or use the LawVault builder, which prints your state's version. This template is not legal advice.

This general template is provided for informational purposes only and does not constitute legal advice. Requirements vary by state and locality; review current law and attach any disclosures or addenda your situation requires before signing. For a guided state-specific document, visit lawvault.org.