WARRANTY DEED

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

This instrument was prepared by: _____, address _____, phone _____.

After recording, return to: _____, address _____.

Send tax statements to: _____, address _____.

Parcel or tax ID number: _____

1. CONVEYANCE

For the consideration stated below, _____ (check one): [ ] an unmarried person; [ ] a married person; [ ] spouses married to each other, whose mailing address is _____ (the "Grantor"), grants, conveys and warrants to _____, whose mailing address is _____ (the "Grantee"), the real property described below, with all buildings, improvements, easements and rights belonging to it (the "Property"), to have and to hold in fee simple forever, subject only to the Permitted Exceptions.

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, in community property states); [ ] other: _____.

2. THE PROPERTY

The Property is in _____ (county, or the town or city in Connecticut, Rhode Island and Vermont), 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 land records of _____.

3. CONSIDERATION

This conveyance is made for (check one): [ ] $_____; [ ] ten dollars ($10.00) and other good and valuable consideration; [ ] no consideration, as a gift. The Grantor acknowledges receipt of any consideration stated.

Transfer tax exemption claimed, if any: _____.

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.

4. WARRANTY OF TITLE

This is a general warranty deed. The Grantor covenants with the Grantee and the Grantee's heirs, successors and assigns, for all of the title's history and not only the time the Grantor owned the Property, that: (1) the Grantor owns the Property in fee simple; (2) the Grantor has the right to convey it; (3) the Property is free of all encumbrances except the Permitted Exceptions; (4) the Grantee will have quiet and peaceful possession; (5) the Grantor warrants the title and will defend it against the lawful claims of all persons; and (6) the Grantor will sign any further documents reasonably needed to perfect the Grantee's title. These covenants bind the Grantor and the Grantor's heirs, personal representatives, successors and assigns.

5. PERMITTED EXCEPTIONS

The covenants do not extend to (check all that apply): [ ] real estate taxes and assessments for the current year not yet due and payable; [ ] easements, rights-of-way, restrictions and covenants of record; [ ] the existing mortgage or deed of trust recorded as _____, which the Grantee [ ] assumes and agrees to pay [ ] takes subject to without assuming; [ ] these other matters: _____.

6. JOINDER OF SPOUSE

(Complete only if the Grantor's spouse is not a Grantor but must sign, for example to release homestead, dower, curtesy or community property rights.) _____, spouse of the Grantor, joins in this deed to release to the Grantee any marital interest in the Property, without making any covenant of title.

7. 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: _____

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Grantor's spouse (if joining)

Signature: _____ Date: _____

Printed Name: _____

WITNESSES (IF YOUR STATE REQUIRES THEM)

Florida requires two witnesses and Georgia one witness besides the notary; a few other states also expect witnesses. Each witness signs, prints a name and gives a mailing address, and should not be a Grantee.

Witness 1: _____ Printed name: _____
Address: _____

Witness 2: _____ Printed name: _____
Address: _____

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 and New York set their own acknowledgment wording, and Florida's certificate states whether the signer appeared in person or online. Ask your notary to use your state's form. Each signer needs an acknowledgment.

BEFORE YOU RECORD

Several states give a warranty deed its own statutory words, such as "conveys and warrants" (for example Illinois, Minnesota, Washington, Oregon), and many add recording requirements: a preparer statement, page margins, a consideration statement or oath (Tennessee, West Virginia, North Dakota), a sworn consideration certificate signed by grantor and grantee (Kentucky), a land use statement (Oregon), a confidentiality notice (Texas), or a transfer tax form. Iowa and South Dakota want the preparer's phone number, and a Virginia gift deed should say it is a deed of gift. Check with the recording office (the town clerk in Connecticut, the city or town clerk in Rhode Island and Vermont, the Bureau of Conveyances in Hawaii, the county office elsewhere), or use the LawVault builder, which prints your state's version. This template is not legal advice.

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