

Recording requested by and, when recorded, return to:

Space above this line for recorder's use

This deed was prepared by:

Mail tax statements to:

Parcel number (APN or tax ID): _____

Transfer tax statement, where the state requires one:

General Warranty Deed

The grantor conveys the real property described below to the grantee and warrants the title to it against the lawful claims of all persons, except the exceptions listed. Template v1.0.

1. The parties

Grantor: _____

Marital status of the Grantor: _____

Mailing address of the Grantor:

Grantee: _____

Mailing address of the Grantee:

The Grantee takes title as: _____

In this deed, the Grantor means every person named as Grantor, and the Grantee means every person named as Grantee.

2. The property

This deed concerns real property in the county and state below, described as follows.

County: _____

State: _____

Legal description, copied from the current deed:

Street address, for reference only: _____

In this deed, the Property means that land with every building and fixture on it and every right and easement that belongs to it. If the street address and the legal description differ, the legal description controls.

3. Conveyance

Consideration: _____

For the consideration stated above, the Grantor conveys and warrants the Property to the Grantee in fee simple, to hold in the manner of title stated in section 1, together with all of the Grantor's right, title and interest in it.

4. Exceptions

The Property is conveyed subject only to these matters (the Exceptions):

5. Warranties of title

The Grantor makes these promises to the Grantee and to the Grantee's heirs, successors and assigns:

- (a) The Grantor owns the Property in fee simple and has good title to it.
- (b) The Grantor has full right and power to convey the Property.
- (c) The Property is free of all mortgages, liens, charges and other encumbrances, except the Exceptions.
- (d) The Grantee will have quiet and peaceful possession of the Property, undisturbed by anyone with a lawful claim to it, other than under the Exceptions.
- (e) The Grantor will warrant and defend the title to the Property against the lawful claims of all persons, except claims under the Exceptions.

These promises bind the Grantor and the Grantor's heirs, personal representatives, successors and assigns.

6. Signatures

The Grantor signs this deed on the date written below.

Grantor

Second grantor or joining spouse, if any

Signature

Signature

Name

Name

Date

Date

Signed and delivered by the Grantor in our presence.

First witness, where the state requires

Signature

Name

Date

Address

Second witness, where the state requires

Signature

Name

Date

Address

Notary acknowledgment

For the notary public only. The notary completes the certificate of acknowledgment that the law of the place of signing requires, in this space or on a certificate attached to this page.