

**WARRANTY DEED**

Tax Lot No. \_\_\_\_\_

P.I.N. \_\_\_\_\_

Verified By: \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year) by \_\_\_\_\_.

THIS DEED is made this \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_\_ (year), by and between \_\_\_\_\_, Grantor; and \_\_\_\_\_, Grantee, whose address is \_\_\_\_\_. The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in \_\_\_\_\_ and more particularly described as follows:  
\_\_\_\_\_  
\_\_\_\_\_

The property herein above described was acquired by grantor in Book \_\_\_\_\_, Page \_\_\_\_\_ in \_\_\_\_\_ County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee that Grantor is seized (possessed) of the premises in fee simple, has the right to convey the same in fee simple, that title is

marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property herein above described is subject to the following exceptions: utility easements, rights of way and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

\_\_\_\_\_ (Grantor)                      \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (Grantee)                      \_\_\_\_\_ (SEAL)

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

I, a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing and attached Warranty Deed.

WITNESS my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_ (month), \_\_\_\_ (year).

My Commission Expires: \_\_\_\_\_

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