

GENERAL WARRANTY DEED

Prepared by / Return to

Name: _____ Address: _____

Parties

THIS WARRANTY DEED is made on _____ (date), by and between:

GRANTOR (Seller): _____, of _____
(address);

and GRANTEE (Buyer): _____, of _____
(address).

Consideration

For valuable consideration of \$_____ (and other good and valuable consideration), the receipt of which is acknowledged, the Grantor hereby grants, bargains, sells, and conveys to the Grantee, and the Grantee's heirs and assigns forever, the following described real property:

Legal Description of Property

County of _____, State of _____.

Legal _____ description:

Parcel/APN: _____ Common address: _____

Covenants of Title

The Grantor covenants that: (a) the Grantor is lawfully seized of the property in fee simple; (b) the Grantor has the right to convey the property; (c) the property is free from all encumbrances except as stated here: _____; (d) the Grantee shall have quiet enjoyment of the property; and (e) the Grantor warrants and will defend title against the lawful claims of all persons whomsoever.

Signatures

IN WITNESS WHEREOF, the Grantor has signed this deed on the date first written above.

Grantor signature: _____ Date: _____

Printed name: _____

Witness (if required): _____ Date: _____

Notary Acknowledgment

State of _____, County of _____.

On _____ before me, _____ (notary), personally appeared _____, proven to me to be the person who executed this instrument.

Notary signature: _____ My commission expires: _____

[SEAL]

DISCLAIMER: This template is provided for general informational purposes only and is not legal advice. Laws vary by state. Have the completed document reviewed by a licensed attorney and confirm local recording, witnessing, and notarization requirements before signing.