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WARRANTY DEED

This General Warranty Deed is made effective this _____ day of _____, 20_____ (the "Effective Date") between:

Grantor(s): _____ (collectively "Grantor"), (Check one) ☐ a married couple ☐ a business ☐ a trust ☐ individual(s) whose mailing address is _____, and

Grantee(s): _____ (collectively "Grantee"), (Check one) ☐ a married couple ☐ a business ☐ a trust ☐ individual(s) whose mailing address is _____ .

WITNESSETH, that Grantor, for and in consideration of the sum of $_____ and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located: (Check one)

☐ In an unincorporated area in _____ County, _____

☐ At _____

and more particularly described as follows:

_____

SUBJECT to the following:

_____

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all claims against title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Transfer Tax (Check one)

☐ Grantor declares that the documentary transfer tax is $_____, computed on the full consideration or value of property conveyed.

☐ Grantor declares that the transfer is exempt from any documentary transfer taxes.

☐ There is NO transfer tax.

EXECUTED this _____ day of _____, 20_____.

Signature _____

NOTARY ACKNOWLEDGEMENT

State of _____)

) **(Seal)**

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by the undersigned, _____, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

_____

Signature

_____

Notary Public

My Commission Expires: _____

NOTARY ACKNOWLEDGEMENT

State of _____)

) **(Seal)**

County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by the undersigned, _____, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

_____

Signature

_____

Notary Public

My Commission Expires: _____