Prepared By:

Name: [NAME]
Address: [ADDRESS]
[CITY, STATE, ZIP]

After Recording Return To:
Name: [NAME]
Address: [STREET ADDRESS]
[CITY, STATE, ZIP]

EDUCATIONAL REVIEW COPY — Not ready to sign or record. Only listed mechanical corrections are checked; deed terms, local requirements and certificates need qualified review.

Space Above This Line for Recorder's Use

Proposed deed date: [DAY / MONTH / YEAR]

GENERAL WARRANTY DEED

STATE OF [NAME]

[NAME] COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of

[AMOUNT (IN WORDS)] [AMOUNT (AS A NUMBER)] in hand paid to [PARTY NAME AND LEGAL CAPACITY, IF APPLICABLE] residing at [STREET ADDRESS], County of [COUNTY NAME] City of [CITY NAME] State of [NAME] (hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to [PARTY NAME AND LEGAL CAPACITY, IF APPLICABLE] residing at [STREET ADDRESS] County of [COUNTY NAME] City of [CITY NAME] State of [NAME] (hereinafter known as the "Grantee(s)") the following *described real estate (*and in Exhibit A if attached), situated in [PROPERTY COUNTY] County, [PROPERTY STATE]

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in [APPLICABLE RECORDING OFFICE — CONFIRM LOCALLY]; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

[SIGN]	[SIGN]
Grantor's Signature	**Grantor's Signature**
[GRANTOR NAME]	[GRANTOR NAME]
Grantor's Name	**Grantor's Name**
[GRANTOR STREET ADDRESS]	[GRANTOR STREET ADDRESS]
Street Address	**Street Address**
[GRANTOR CITY, STATE, ZIP]	[GRANTOR CITY, STATE, ZIP]

Witnesses, if required under applicable local rules:

[SIGN]	[SIGN]
Witness's Signature	**Witness's Signature**
[Name]	[Name]
Witness's Name	**Witness's Name**
[STREET ADDRESS]	[STREET ADDRESS]
Street Address	**Street Address**
[CITY, STATE, ZIP]	[CITY, STATE, ZIP]
City, State & ZIP	**City, State & ZIP**

STATE OF [NAME]

COUNTY OF [NAME]

ACKNOWLEDGMENT — Insert the current certificate required for the place of acknowledgment, signer capacity and transaction after qualified local review. Do not use this instruction as a notarial certificate.

[CURRENT JURISDICTION-SPECIFIC ACKNOWLEDGMENT CERTIFICATE REQUIRED]

Given under my hand this [Date].

[SIGN]	[EXPIRATION DATE]
Notary Public Signature	**My Commission Expires**

Legal example notice

This template is a general example for educational purposes only and is not legal advice. Consult a qualified lawyer in your jurisdiction before adapting, signing, or relying on it. DocTemplates does not guarantee its suitability or legal validity for your circumstances. To the extent permitted by applicable law, DocTemplates disclaims liability for loss or damage arising from use of or reliance on this material. This notice does not exclude liability that cannot lawfully be excluded.