GENERAL WARRANTY DEED

Date: _____

State: _____

County:_____

Grantor's Name _____
Address: _____
Phone: _____
E-Mail: _____

Grantee's Name _____
Address: _____
Phone: _____
E-Mail: _____

SUBJECT OF THE WARRANTY DEED:

The Grantor hereby bargains and conveys to the Grantee all rights, titles, and interests in and to the following real estate [*specify legal description of the property*] _____ _____, located at _____ (the **"Property"**)

CONSIDERATION:

The Grantee shall pay the Grantor _____ for the above described Property.

GENERAL WARRANTY:

The Grantor represents and warrants to the Grantee that:

- ☐ The Grantor is the legal owner of the Property, possessing the legal authority to transfer its title;
- ☐ The Property is free and clear of any liens, encumbrances, and claims, except as otherwise provided herein;
- ☐ The Grantor shall warrant and defend the title to the Property against any claims from third parties, subject only to the exceptions and limitations set forth herein;
- ☐ The Grantor has taken no actions that would compromise or diminish the quality of the Property title.
- ☐ Other _____

☐ **SPOUSAL CONSENT OF THE GRANTOR:**

The spouse of the Grantor, _____, hereby consents to this conveyance of the Property from the Grantor to the Grantee.

Powered by Jurizmo

☐ **EXCEPTIONS:**

This Deed is subject to any rights, reservations, restrictions, covenants, conditions, and easements of record, if any, including

_____

GOVERNING LAW AND DISPUTE RESOLUTION:

This Deed shall be governed by and construed in accordance with the laws of the State of _____, except for its conflict of laws principles. Any disputes relating to this Deed or the breach of this Deed that cannot be resolved by negotiations between the Parties shall be brought exclusively in the courts of the State of _____.

FEES AND CHARGES:

All fees related to the registration of this Deed shall be covered by _____.

This Deed is subject to any easements, restrictions, covenants, conditions of record, and any rights of parties in possession. This Deed shall be binding upon the Grantor(s) and their heirs, executors, administrators, and assigns. This Deed is executed voluntarily, without any influence.

IN WITNESS WHEREOF, the Parties have executed this Deed as of the Effective Date.

THE GRANTOR'S NAME AND SIGNATURE _____

☐ **THE GRANTOR'S SPOUSE NAME AND SIGNATURE** _____

THE GRANTEE'S NAME AND SIGNATURE _____

☐ **WITNESS ACKNOWLEDGEMENT** [May be required in certain States]

Witnesses:

Witness 1. _____

Witness 1's Signature _____

Date: _____

Witness 2. _____

Witness 1's Signature _____

Date: _____

☐ **NOTARY ACKNOWLEDGEMENT** [Is usually required in most States]

_____

_____

Powered by Jurizmo