

LAND COURT SYSTEM

REGULAR SYSTEM

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This document contains \_\_\_\_ pages.

Tax Map Key No. \_\_\_\_\_

**WARRANTY DEED**

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, by and between \_\_\_\_\_, hereinafter called the "Grantor", in favor of \_\_\_\_\_, whose address is \_\_\_\_\_, hereinafter called the "Grantee", --

**SAMPLE**

**WITNESSETH THAT:**

The Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged by the Grantor, does hereby grant, bargain, sell and convey unto the Grantee, in fee simple, all of the property more particularly described in Exhibit "A" attached hereto and made a part hereof;

And the reversions, remainders, rents, issues and profits thereof and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereunto belonging or appertaining or held and enjoyed therewith, unto the Grantee according to the tenancy hereinafter set forth, forever.

**"Caveat:** These documents are forms only, and are made available as examples. Circumstances and transactions often require specialized, updated, or even other forms not shown here; accordingly, Title Guaranty is not able to and does not make any representations or warranties regarding the suitability of these forms for your situation. You are strongly advised to consult your attorney or other real estate professional before filling out or signing any legal document."

The Grantor does hereby covenant with the Grantee that the Grantor is seised of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may herein specifically be set forth; that the Grantor has good right to sell and convey said property, as aforesaid; and, that the Grantor will WARRANT AND DEFEND the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

This conveyance and the warranties of the Grantor are expressly declared to be in favor of the Grantee, as \_\_\_\_\_.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective heirs, devisees, personal representatives, successors and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention is clearly expressed elsewhere herein.

IN WITNESS WHEREOF, the Grantor and the Grantee have executed these presents on the day and year first above written.

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Grantee

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## **EXHIBIT A**

End of Exhibit A

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