



SAMPLE WARRANTY DEED

This Instrument Was Prepared By: _____

Record and Return To: _____

WARRANTY DEED

THIS WARRANTY DEED made this ____ day of _____, 20__ between **Community Land Trust, a Florida Nonprofit Corporation**, (the “Grantor”), whose mailing address is _____, and **BETTY BUYER**, (the “Grantee”), whose mailing address is _____.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) 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 Grantee the real property (the “Property”) located in _____ County, Florida, and more particularly described as follows:

LOT 1, BLOCK 20 OF XYZ SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ABC AT PAGE 1234 OF THE PUBLIC RECORDS OF _____ COUNTY, FLORIDA.

Folio No: XX-XXXX-XXX-XXXX

This warranty deed is being delivered in connection with the grant of a lessee’s ground leasehold interest in the land on which is situated the real property being conveyed hereby pursuant to that Lease Agreement between Grantor, as Lessor, and Grantee, as Lessee, a memorandum of which is being recorded concurrently herewith. Following the delivery of this warranty deed and the execution of the Lease Agreement, grantee shall be an owner of a leasehold interest in the land and a fee interest in the residential structure and any and all improvements and fixtures situated on such land.

The conveyance made under this warranty deed shall be subject to the matters listed on EXHIBIT B attached hereto and made a part hereof.

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations and agreements of record, provided this instrument shall not re-impose same.
2. Real estate taxes for the year 20__ and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed on the day and year first above written.

Witnesses:

Witness Signature

Community Land Trust

Print Name of Witness

Witness Signature

Print Name of Witness

ACKNOWLEDGMENT

STATE OF FLORIDA)

) SS:

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of ____, 20__ by _____--SELLER, who is personally known to me or presented a _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires: