

**STATE OF TEXAS**

**GENERAL WARRANTY DEED**

**[Individual to Two (2) Individuals as Tenants in  
Common]**

**Control Number – TX-SDEED-8-34**

## **NOTE ABOUT COMPLETING THE FORMS**

The forms in this packet contain “form fields” created using Microsoft Word. “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

If you do not see the gray shaded form fields, go to the View menu, click on Toolbars, and then select Forms. This will open the forms toolbar. Look for the button on the forms toolbar that resembles a shaded letter “a”. Click in this button and the form fields will be visible.

The forms are locked which means that the content of the forms cannot be changed. You can only fill in the information in the fields.

If you need to make any changes in the body of the form, it is necessary for you “unlock” or “unprotect” the form. **IF YOU INTEND TO MAKE CHANGES TO THE CONTENT, DO SO BEFORE YOU BEGIN TO FILL IN THE FIELDS. IF YOU UNLOCK THE DOCUMENT AFTER YOU HAVE BEGUN TO COMPLETE THE FIELDS, WHEN YOU RELOCK, ALL INFORMATION YOU ENTERED WILL BE LOST.** To unlock click on “Tools” in the Menu bar and then selecting “unprotect document”. You may then be prompted to enter a password. If so, the password is “uslf”. That is uslf **in lower case letters without the quotation marks**. After you make the changes relock the document before you begin to complete the fields.

After any required changes and re-protecting the document, click on the first form field and enter the required information. You will be able to navigate through the document from form field to form field using your tab key. Tab to a form field and insert your data. If problems, please let us know.

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<b>Prepared By and After Recording Return to:</b>
<b>Send Tax Statements to Grantee (Name and Address):</b>

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**GENERAL WARRANTY DEED**  
(Individual to Two Individuals as Tenants in Common)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, express or implied, does or shall exist, \_\_\_\_\_, an Individual, hereinafter referred to as "Grantor", whether one or more, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY unto \_\_\_\_\_, an Individual, and \_\_\_\_\_, an Individual, as Tenants in Common and not as Joint Tenants with Right of Survivorship, hereinafter referred to as "Grantees", whether one or more, all that certain tract or parcel of land lying and being situated in the County of \_\_\_\_\_, City of \_\_\_\_\_, State of Texas, and more particularly described as follows, to-wit:

[INSERT DESCRIPTION OR ATTACH AS EXHIBIT]

Prior instrument reference: \_\_\_\_\_ Book \_\_\_\_\_, Page \_\_\_\_\_, Document No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, Texas.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

This conveyance is FURTHER MADE AND ACCEPTED SUBJECT TO the following:

(List additional exceptions, if any.)

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the above named Grantees, their successors and assigns forever; and Grantor herein hereby binds himself/herself, his/her successors, assigns, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the above named Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

The property herein conveyed  is not a part of the homestead of Grantor, or  is part of the homestead of Grantor and the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ (date) by  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (name of representative) as  
\_\_\_\_\_  
\_\_\_\_\_ (title of representative) of  
\_\_\_\_\_ (name of entity or person  
represented).

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Type or Print Name

**Mailing Address of Grantee:**

Name

\_\_\_\_\_

Address

\_\_\_\_\_

\_\_\_\_\_

**Mailing Address of Grantee**

Name

\_\_\_\_\_

Address

\_\_\_\_\_

\_\_\_\_\_