[LEAVE THIS PART BLANK AND AVAILABLE FOR INK STAMPS. About ¼ page ]

Space above reserved for Recorder’s Use Only

After recording return to:

Name of Grantee (or Grantee’s counsel)

Address 1

Address 2

LIMITED WARRANTY DEED

THIS INDENTURE, made the \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_, 20\_\_, between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Grantor”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“Grantee”) (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

Grantor, for and in consideration of Ten ($10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property and all improvements thereon (the “Property”):

All that tract or parcel of land lying and being in Land Lot \_\_\_\_ of the \_\_\_ District, \_\_\_ Section, \_\_\_\_\_\_\_\_\_\_ County, STATE, and being more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE, subject to the matters specified in Exhibit B attached hereto (“Permitted Exceptions”).

AND Grantor will warrant and forever defend the right and title to the above‑described property unto Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, on the day and year first above written.

 **GRANTOR:**

Signed, sealed and delivered

in the presence of: By

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By: (SEAL)

Unofficial Witness

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

My commission expires:

[NOTARIAL SEAL]

# EXHIBIT A

Legal Description

# EXHIBIT B

Permitted Exceptions