DISCLAIMER: This document is provided by Wendt CRS, Inc. as a complimentary service and as an educational tool only to visitors and guests of our website. We make no representations as to the accuracy or completeness of this document. We are not attorneys nor licensed to advise you on the law or prepare legal forms for you. This document is not a substitute for legal or tax advice. Anyone contemplating the purchase or sale of a real estate investment should seek the services of competent legal and tax advisors. By choosing to use this document or any other downloads from Wendt CRS, Inc., you hereby agree to hold Wendt CRS, Inc. and any of its agents or employees harmless for any damage, loss or injury that you incur.

[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

## GENERAL WARRANTY DEED

**STATE OF \_\_\_\_\_\_\_\_\_\_\_ COUNTY OF \_\_\_\_\_\_\_\_\_\_\_**

**THIS INDENTURE,** made the \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the year Two-Thousand and \_\_\_\_\_\_\_\_ (20\_\_), between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, as party or parties of the first part, hereinafter called Grantor, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, as party or parties of the second part, hereinafter called Grantee (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of Ten & 00/100 dollars ($10.00) and other valuable considerations 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 the said Grantee,

ALL THAT TRACT or parcel of land lying and being in Land LOTS….. (LEGAL dESCRIPTION HERE)

Property Address:

Parcel Number:

**TO HAVE AND TO HOLD** the said tract or parcel of land, 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 the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered

in the presence of Grantor:

(Seal)

# \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Unofficial Witness

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

Notary Public