



**SAMPLE DOCUMENT**

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**WARRANTY DEED**

FOR GOOD CONSIDERATION, we, the undersigned grantors, **(sellers name)** **(county)**, state of **(state)**, hereby bargain, sell, deed and convey to **(buyer name)** **(county)**, state of **(state)**, the following described land in **(county)** County Warranty Covenants to wit:

**Legal Description of the Property**

And we do, for itself and its heirs, executors and administrators, hereby covenants and warrants to the Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above described premises: that they are free from all encumbrances, except as otherwise stated herein, and our heirs, executors and administrators shall, warrant and defend the same to said Grantee, its successors and assigns, forever, against the lawful claim of all persons.

**WITNESS** the hands and seal of said Grantors this \_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Grantor's Name

I, \_\_\_\_\_, a Notary Public in and for said County and State of \_\_\_\_\_, that \_\_\_\_\_, personally known to me (or proved to me by \_\_\_\_\_ satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to this instrument and acknowledged to me that he/she/they executed the same and that the same bears date.

**WITNESS** my hand and official seal.

County of \_\_\_\_\_ State of \_\_\_\_\_

Signed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

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

Seal \_\_\_\_\_ My Commission Expires. \_\_\_\_\_

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