

Prepared by and return to:  
«=roles\_closing\_agent\_name»  
«=settlement\_agency\_name»  
«=settlement\_agency\_address\_lines»

File Number: «=order\_number»  
Parcel ID:«=property\_parcel\_ID»  
Consideration: «=purchase\_price»

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## Warranty Deed

This indenture made on A.D, \_\_\_\_\_, 2021 by

«=seller\_vesting»

whose address is: «=seller\_fwding\_address\_inline»  
hereinafter called the "grantor", to

«=borrower\_vesting»

whose address is: «=borrower\_address\_inline»  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in«=property\_address\_county»County,«=property\_address\_state», to-wit:

«=property\_description»

Parcel Identification Number: «=property\_parcel\_ID»

**Subject to** all reservations, covenants, conditions, restrictions, and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

\_\_\_\_\_  
«=seller1\_signature\_name»

\_\_\_\_\_  
«=seller2\_signature\_name»

*Signed, sealed, and delivered in our presence:*

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Signature

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

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

**The foregoing instrument was acknowledged** before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, who is/are personally known to me or has/have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: