

### STATUTORY WARRANTY DEED

THIS INDENTURE is made this \_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_ between \_\_\_\_\_, party of the first part, and \_\_\_\_\_, party of the second part.

WITNESSETH, That in consideration of the sum of \_\_\_\_\_, the receipt of which is hereby acknowledged, said party of the first part does, by these presents, grant, bargain, sell and convey unto said party of the second part, \_\_\_\_\_ and assigns, all of the following described real estate situated in the County of \_\_\_\_\_, State of \_\_\_\_\_, to-wit:

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever. And said party of the first part, \_\_\_\_\_ and assigns does hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents that \_\_\_\_\_ is/are lawfully seized in \_\_\_\_\_ own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, \_\_\_\_\_ and assigns, against said party of the first part, \_\_\_\_\_ and assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has/have hereunto set \_\_\_\_\_ hand(s) the day and year first above written.


STATE OF \_\_\_\_\_ )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_.

My Commission Expires:

_____ (seal)	_____ Notary Public
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