

# GENERAL WARRANTY DEED - TEXAS

Grantor (Donor): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Grantee (Recipient): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

## CONSIDERATION:

For valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor grants, sells, and conveys to Grantee the following described real property in the County of \_\_\_\_\_, State of Texas, together with all and singular the rights and appurtenances thereto in anywise belonging.

## PROPERTY DESCRIPTION:

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

(Insert legal description of property here, or attach as Exhibit A)

## RESERVATIONS AND EXCEPTIONS:

All mineral rights, oil and gas rights, water rights, leases, easements, restrictions, covenants, conditions, and other matters of record, if any, are hereby excepted and reserved unto Grantor, and subject to and shall run with the land.

## WARRANTY OF TITLE:

Grantor warrants that Grantor is lawfully seized of the estate hereby conveyed, that the estate is free from all encumbrances except as stated herein, and Grantor has good right to sell and convey the same as stated above. Grantor binds Grantor and Grantor's heirs, executors, and administrators to warrant and forever defend all and singular the property unto Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

## EXECUTION:

Executed as a sealed instrument under the laws of the State of Texas.

**GRANTOR (Donor) Signature:**

**GRANTEE (Recipient) Signature:**

\_\_\_\_\_

\_\_\_\_\_

Printed Name:

Printed Name:

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**

State of Texas

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

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_,  
the Grantor.

\_\_\_\_\_

Notary Public, State of Texas

My commission expires: \_\_\_\_\_

Notary ID Number: \_\_\_\_\_

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