

RESIDENTIAL REAL ESTATE DEED OF CONVEYANCE

Grantor(s): _____

Grantee(s): _____

Property Description:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situated in the County of _____, State of _____, described as follows:

_____. Parcel

Identification Number (PIN): _____.

Consideration:

For and in consideration of the sum of _____ Dollars (\$_____), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey, and confirm unto Grantee, the real property described above, together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Covenants:

Grantor covenants that Grantor is lawfully seized of the premises in fee simple; that the premises are free from all encumbrances except as noted herein; that Grantor has good right to sell and convey the same; and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Title and Possession:

Title to the property is conveyed subject to all restrictions, easements, reservations, and rights of way, recorded or unrecorded, if any, to which the property may be subject. Possession of the property shall be delivered unto Grantee upon execution of this deed.

Taxes and Assessments:

All real estate taxes and assessments shall be prorated as of the date of delivery of possession. Grantor shall be responsible for all taxes and assessments levied prior to the date of delivery, and Grantee shall be responsible thereafter.

Governing Law:

This deed shall be governed by and construed in accordance with the laws of the State of _____.

Signatures and Acknowledgments:

IN WITNESS WHEREOF, Grantor has executed this deed as of the date set forth in the acknowledgments below.

Grantor(s) Signature(s):

GRANTOR'S SIGNATURE

GRANTEE'S SIGNATURE

State of _____) County of _____) On this _____ day of _____, before me, the undersigned Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

_____ Notary Public Signature My commission expires: _____

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