[The Deed sample shown below represents a typical scenario in which real property is transferred using a Warranty Deed.]

After Recording Return to:
GODEEDS
8940 MAIN ST.
CLARENCE, NY 14031
File No. LZTEST1

This document prepared by:
_____
_____
_____
_____

Tax ID No.:
1234567890

WARRANTY DEED

With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

That JOHN DOE AND ANN DOE, HUSBAND AND WIFE hereinafter called GRANTORS, for and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable consideration in hand paid by JOHN DOE AND ANN DOE, TRUSTEES OF THE JOHN DOE AND ANN DOE LIVING TRUST the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto JOHN DOE AND ANN DOE, TRUSTEES OF THE JOHN DOE AND ANN DOE LIVING TRUST hereinafter called GRANTEES, and unto their heirs and assigns forever, the following lands lying in WASHINGTON County, Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to Protective Covenants and easements, if any.

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantees _____

Address 1000 MAIN STREET, WEST FORK, AR 72774

Prior instrument reference: DOCUMENT NUMBER: 123456789, Recorded: 03/01/2003

To have and to hold the same unto the said GRANTEES, and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatever.

legalzoom.com® SAMPLE

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of ARKANSAS, if any.

And we, JOHN DOE AND ANN DOE, HUSBAND AND WIFE for and in consideration of the sum of money, do hereby release and relinquish unto the said GRANTEES all our rights of curtesy, dower and homestead in and to the said lands.

Witness my hand and seal as such GRANTORS, this _____ day of _____, _____.

_____
JOHN DOE

WITNESSES:

_____
NAME:

_____
NAME:

_____
ANN DOE

WITNESSES:

_____
NAME:

_____
NAME:

STATE OF_____
COUNTY OF_____

On this the _____ day of _____, 20_____, before me _____, the undersigned notary public, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for purposes therein contained.

Witness my hand and seal as such Notary Public this ____ day of _____, _____.

_____
Notary Public
My Commission expires:_____

legalzoom.com®
SAMPLE

EXHIBIT A
LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS: 1000 MAIN STREET, WEST FORK, AR 72774

legalzoom®.com
SAMPLE