**[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

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**WARRANTY DEED**

**THIS INDENTURE made and entered into on this _____ day of _____, _____, by and between JOHN DOE AND ANN DOE, HUSBAND AND WIFE, of 1000 MAIN STREET, [CITY], OH [ZIP] hereinafter referred to as Grantor(s) and JOHN DOE AND ANN DOE, TRUSTEES OF THE JOHN DOE AND ANN DOE LIVING TRUST, of 1000 MAIN STREET, [CITY], OH [ZIP], hereinafter referred to as** Grantee(s).

**WITNESSETH: That the said Grantors, for and in consideration of the sum of TEN AND 00/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in [COUNTY] County, OHIO:**

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

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

Assessor's parcel No. 1234567890

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

_____
JOHN DOE

_____
ANN DOE

STATE OF _____
COUNTY OF _____

Be It Remembered, That on this _____ day of _____, _____, before me,
The subscriber, a Notary Public in and for said state, personally came _____,
in the foregoing instrument, and acknowledged the signing thereof to be his/her/their voluntary act and deed.

In Testimony Thereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

_____
Notary Public

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EXHIBIT A
LEGAL DESCRIPTION

PROPERTY COMMONLY KNOWN AS: 1000 MAIN STREET, [CITY], OH [ZIP]

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