

Recording requested by: \_\_\_\_\_  
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Title Order # \_\_\_\_\_

Escrow # \_\_\_\_\_

Document Prepared by: \_\_\_\_\_

# Warranty Deed

The undersigned Grantor(s) declare:

The Document Transfer Tax is \$ \_\_\_\_\_

Assessor's Parcel # \_\_\_\_\_

\_\_\_ Unincorporated Area or \_\_\_ City of \_\_\_\_\_

\_\_\_ Tax computed on full value of property conveyed, or

\_\_\_ Tax computed on full value less value of liens or encumbrances remaining at time of sale

This Warranty Deed is made on \_\_\_\_\_, between \_\_\_\_\_,  
Grantor(s), of \_\_\_\_\_ (address),  
and \_\_\_\_\_, Grantee(s), of  
\_\_\_\_\_ (address).

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at \_\_\_\_\_,  
City of \_\_\_\_\_, State of \_\_\_\_\_:

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of \_\_\_\_\_

shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Signature of Grantor

\_\_\_\_\_  
Name of Grantor

\_\_\_\_\_  
Signature of Witness #1

\_\_\_\_\_  
Printed Name of Witness #1

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

State of California

County of \_\_\_\_\_ } S.S.

On \_\_\_\_\_, before me, \_\_\_\_\_

(name and title of notary), personally appeared \_\_\_\_\_,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/his/her authorized capacity. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Witness my hand and official seal.

\_\_\_\_\_  
Notary Signature

Seal

Send all tax statements to Grantee.