

SAMPLE

WARRANTY DEED

THIS INDENTURE, made on the 7 day of April AD., 2007, by and between Seller's name, grantor, of Seller's County, State, party of the first part, and Purchaser's full names, grantee, of Purchaser's County, State, party(s) of the second part, (mailing address of grantee is: address, city, state, zip of purchaser).

WITNESSETH; THAT THE SAID PARTY(S) OF THE FIRST PART, in consideration of the sum of written out long hand Dollars (###.##) and other valuable consideration to be paid by the said party(s) of the second part (the receipt of which is hereby acknowledged), does by these presents, Grant, Bargain and Sell, Convey and Confirm unto the party(s) of the second part, their heirs and assigns, the following described lot, tract or parcel of land lying, being and situate in the County of St. Clair and State of Missouri, to-wit;

All of Lot(s) _____ Block(s) _____ Plat _____
All of Lot(s) _____ Block(s) _____ Plat _____
All of Lot(s) _____ Block(s) _____ Plat _____

TWIN OAKS HARBOR, a subdivision located in St. Clair County, Missouri.

TO HAVE AND TO HOLD the premises aforesaid with all singular, the rights, privileges, appurtenances and immunities thereto belonging and in anywise appertaining unto the said party(s) of the second part and their heirs and assigns forever; the said party(s) of the first part hereby covenanting that they lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any incumbrance done or suffered by them and that they will warrant and defend the title to said premises unto said party(s) of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said party(s) of the first part has hereunto set their hand and seal the day and year above written.

Signature _____

Printed Signature _____

Signature _____

Printed Signature _____

*Seller's
Signatures &
Printed name
in front of
Notary*

STATE OF MISSOURI
COUNTY OF _____

On this _____ day of _____, before me, the undersigned, a Notary Public, personally appeared _____ to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal at my office the day and year last above written.

Notary Public

Printed Name