

This instrument was prepared by: **[PREPARER NAME]** [PREPARER ADDRESS]

After recording, return to: **[AFTER RECORDING RETURN DEED TO NAME]** [RETURN TO ADDRESS]

APN / Tax Parcel ID: [APN]

[SPACE ABOVE THIS LINE FOR RECORDER'S USE]

WARRANTY DEED

State of [STATE] County of [COUNTY OR PARISH IN LOUISIANA WHERE]

THIS GENERAL WARRANTY DEED (this "Deed") is made and entered into as of (the "Effective Date"), by and between the Grantor and Grantee identified below, and constitutes a conveyance in fee simple absolute with full covenants of warranty as recognized at common law.

1. Grantor

[GRANTOR NAME], a single person, whose address is **[GRANTOR S ADDRESS]** ("Grantor").

2. Grantee

[GRANTEE NAME], whose address is **[GRANTEE S ADDRESS]** ("Grantee").

3. Consideration

For and in consideration of the sum of **\$0.00** (zero dollars and 00/100) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

4. Granting Clause

Grantor does hereby **GRANT, BARGAIN, SELL, CONVEY, AND CONFIRM** unto Grantee, and unto Grantee's heirs, successors, and assigns **FOREVER**, all of that certain real property (the "Property") situated in the County of **[COUNTY OR PARISH IN LOUISIANA WHERE]**, State of **[STATE]**, more particularly described as follows:

Legal Description:

| *[LEGAL DESCRIPTION]*

Commonly known as: [PROPERTY STREET ADDRESS] **APN / Tax Parcel ID:** [APN]

TOGETHER WITH all and singular the improvements, tenements, hereditaments, rights, privileges, easements, appurtenances, and rights-of-way thereunto belonging or in any wise appertaining, and all estate, right, title, and interest of Grantor, whether in law or in equity, in and to the Property.

5. Habendum

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's heirs, successors, and assigns, **FOREVER, IN FEE SIMPLE ABSOLUTE.**

6. Covenants of General Warranty

Grantor, for Grantor and Grantor's heirs, executors, administrators, successors, and assigns, hereby covenants with Grantee and Grantee's heirs, successors, and assigns, the following **SIX COMMON-LAW COVENANTS OF TITLE**:

1. **Covenant of Seisin.** Grantor is lawfully seized of the Property in fee simple absolute at the time of the execution and delivery of this Deed.
2. **Covenant of Right to Convey.** Grantor has good right, full power, and lawful authority to sell and convey the Property in the manner and form herein set forth.
3. **Covenant Against Encumbrances.** The Property is free and clear of all liens, encumbrances, mortgages, taxes, assessments, and adverse claims of every kind and nature whatsoever, except as expressly set forth in this Deed.
4. **Covenant of Quiet Enjoyment.** Grantee, and Grantee's heirs, successors, and assigns, shall quietly have, hold, occupy, possess, and enjoy the Property, without any lawful let, suit, trouble, molestation, eviction, or disturbance by Grantor or any person claiming by, through, under, or against Grantor, or by any person whomsoever.
5. **Covenant of Further Assurances.** Grantor shall execute and deliver, upon reasonable request and at Grantee's expense, any further instruments or assurances reasonably necessary to perfect title in Grantee.
6. **Covenant of General Warranty.** Grantor shall **WARRANT AND FOREVER DEFEND** the title to the Property, and every part thereof, unto Grantee, Grantee's heirs, successors, and assigns, against the lawful claims and demands of **ALL PERSONS WHOMSOEVER**, whether such claims arose before or during Grantor's period of ownership.

These covenants run with the land and inure to the benefit of and are binding upon the respective heirs, executors, administrators, successors, and assigns of the parties.

7. Subject To

This conveyance and the covenants of warranty set forth above are made **SUBJECT TO**: (a) all easements, rights-of-way, restrictions, reservations, covenants, conditions, and other matters of record, if

any; (b) zoning, land-use, building, and other governmental regulations affecting the Property; (c) real property taxes and assessments for the current tax year and subsequent years, which Grantee assumes and agrees to pay; and (d) the additional exceptions (if any) set forth below. The foregoing exceptions are carved out of Grantor's warranty.

Tax Notification

Until further notice, all tax statements and assessment notices affecting the Property shall be sent to: **[SEND FUTURE TAX BILLS TO NAME]**.

State-Specific Notices and Companion Documents

Execution

Grantor has caused this Deed to be executed as of the Effective Date.

Grantor

_____ PRINTED NAME

_____ SIGNATURE

_____ DATE

Notary Acknowledgment

State of [STATE] County of [COUNTY OR PARISH IN LOUISIANA WHERE]

On this _____ day of _____, **20**, before me, the undersigned notary public, personally appeared **[GRANTOR NAME]**, proved to me on the basis of satisfactory evidence to be the person(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) for the purposes therein contained.

Notary Public: _____ Printed name:
_____ My commission expires: _____ Commission / serial
number: _____ [NOTARY SEAL]