

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]*

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## 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]



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]