

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

Name:

Address:

This Instrument Prepared by:

Name:

Address:

Property Appraisers Parcel Identifications:

Folio Number(s)

_____SPACE ABOVE THIS LINE FOR PROCESSING DATA_____SPACE ABOVE THIS LINE FOR RECORDING DATA_____

WARRANTY DEED

This Warranty Deed Made the _____ **day of** _____, **20**_____, by
hereinafter called the grantor, whose post office address is:
_____,
to _____,
whose post office address is:
_____,
hereinafter called the grantee,

(Wherever used herein the terms "Grantor" and Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

*WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Franklin** County, Florida, viz:*

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same in fee simple forever.

*And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**, reservations, restrictions and easements of record, if any, and any reservations, restrictions, and easements specifically recited in this instrument.*

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: _____

Grantor Signature

Printed Name: _____

Printed Name

Witness Signature: _____

Address

Printed Name: _____

Co-Grantor Signature (if any)

Printed Name

Address

STATE OF FLORIDA
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this _____ **day of** _____, **20**____ by _____, who () are personally known to me or () have produced a valid driver's license(s) as identification.

My Commission Expires:

Printed Name: _____
Notary Public
Serial Number