This Document Prepared by:

Marque G. Carey, Attorney

Estate Lawyers, PLLC

18700 North Hayden Road, Suite 470

Scottsdale, Arizona 85255

**WARRANTY DEED**

**THIS INDENTURE WITNESSETH,** That {{ client.name }}, the Grantor of {{ address.county }}, State of Indiana Conveys and Warrants to {{ client.name }} and {{ spouse.name }}, as joint tenants with right of survivorship,of {{ address.county }}, State of Indiana, the Grantee, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of {{ address.county }}, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit “A” which is incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way roadway or roadway appurtenances established thereupon. This acknowledgment and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The Grantee(s) assume(s) and agree(s) to pay the real estate taxes and assessments now due and payable thereafter on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable hereunder and hereafter. Tax bills should be sent to Grantee(s) at such address as indicated below.

**IN WITNESSETH WHEREOF,** the said Grantor executed this instrument this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

(Seal)

{{ client.name }}

**STATE OF INDIANA )**

**) ss.**

**COUNTY OF {{ county }} )**

Before me, a Notary Public in and for said State and County, personally appeared:

{{ client.name }}

the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be voluntary act and deed and who, being duly sworn, stated that any representation contained therein are true.

Witness my hand and Notarial Seal this \_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

Signature

Print Name

My Commission expires *(month, day, year)*

I am a resident of County.

I have prepared this instrument and affirm, under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless it is require by law. Marque G. Carey, Attorney (print name)

Return deed to: Estate Lawyers, PLLC, 18700 North Hayden Road, #470, Scottsdale, AZ 85255

Send tax bills to: {{ client.name }} and {{ spouse.name }}, {{ address.address }}, {{ address.city }}, {{ address.state }} {{ address.zip }}.

EXHIBIT A

LEGAL DESCRIPTION

The address of such real estate is commonly known as: **{{ address.address }}, {{ address.city }}, {{ address.state }} {{ address.zip }}**