**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.**

**WARRANTY DEED**

|  |  |
| --- | --- |
| **STATE OF TEXAS** | **§** |
|  | **§ Know All Men By These Presents:** |
| **COUNTY OF {{ county }}** | **§** |

THAT **{{ client.name }}**, of {{ address.county }}, Texas (hereinafter referred to as “**Grantor**”), for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by **{{ client.name }} and {{ spouse.name }}, as community property with right of survivorship**(hereinafter referred to as “**Grantee**”), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, all of Grantor’s interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as “Subject Property”):

Situs Address: {{ address.address }}, {{ address.city }}, {{ address.state }} {{ address.zip }}

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in {{ address.county }}, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee’s heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantors do hereby bind Grantor and Grantor’s heirs, executors, administrators, personal representatives, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee’s heirs, executors, administrators, personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on \_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_, 20\_\_\_\_.

{{ client.name }}, Grantor

|  |  |
| --- | --- |
| STATE OF TEXAS | § |
|  | § |
| COUNTY OF {{ county }} | § |

This instrument was acknowledged before me on \_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_, 20\_\_\_\_, by {{ client.name }}.

Notary Public, State of Texas

**Address of Grantee:**

{{ client.name }} and {{ spouse.name }}

{{ address.address }}

{{ address.city }}, {{ address.state }} {{ address.zip }}

**After Recording Return to:**

Estate Lawyers, PLLC

18700 North Hayden Road, Suite 470

Scottsdale, Arizona 85255