

General Warranty Deed

(with Survivorship Clause)

THIS INDENTURE, made this ____ day of _____, 20____
between _____, *party(ies)* of
the first part, and _____ with right
of survivorship as hereinafter set out, *party(ies)* of the second part.

WITNESSETH: That in consideration of the sum of _____ DOLLARS, and
other good and valuable considerations, receipt whereof is hereby acknowledged, said *party(ies)*
of the first part *do/does* by these presents grant, bargain, sell and convey unto said Grantees,
as joint tenants, and not as tenants in common, on the death of one, the survivor, their heirs and
assigns of the survivor, to take the entire fee simple title, the following described real estate
situated in _____ County, State of Oklahoma, to-wit:

Address: _____

TO HAVE AND TO HOLD the same as joint tenants, and not as tenants in common, with
the fee simple title in the survivor, the heirs and assigns of the survivor, together with all and
singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise
appertaining forever.

AND SAID PARTY GRANTOR(S), *his/her/their* heirs, successors, grantees executors,
and administrators, *do/does* hereby covenant and agree to and with said parties of the second
part that, at the delivery of these presents, they are lawfully seized of an absolute and
indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted
and described premises, with appurtenances; that the same are free, clear and discharged and
unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes,

assessments and encumbrances of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due; and that *party(ies)* grantor(s) will WARRANT AND FOREVER DEFEND the same unto said *party(ies)* of the second part, their heirs, successors and assigns against said *party(ies)* of the first part, *his/her/their* heirs, successors, and assigns, and all and every person or persons whomsoever, lawfully claiming, or to claim the same.

IN WITNESS WHEREOF, *party(ies)* of the first part *have/has* executed or caused to be executed this instrument the day and year first above written.

(Individual Acknowledgment)

STATE OF OKLAHOMA)
) §
County of _____)

Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, **20**____, personally appeared _____
_____ to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledgment to me that *he/she/they* executed the same as *his/her/their* free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

(SEAL)

Notary Public

My commission expires:
My commission number:

Tax address: _____
