

# GENERAL WARRANTY DEED

(Oklahoma Statutory Form)

THIS INDENTURE: Made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, between \_\_\_\_\_, party(ies) of the first part, \_\_\_\_\_ hereinafter called party grantor, and \_\_\_\_\_, party(ies) of the second part, \_\_\_\_\_ hereinafter called party grantee.

WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, *his/her/their* heirs and assigns, all of the following described real estate, situated in the County of \_\_\_\_\_, State of Oklahoma, to wit:

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

AND said party grantor, their heirs, successors, grantees, executors and administrators does hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due;

and that party(ies) grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, their heirs and assigns, against said party grantor, their heirs of assigns and all and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party grantor(s) has/have hereunto set *his/her/their* hand  
the day and year above written.

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### ***(Individual Acknowledgement)***

STATE OF OKLAHOMA )  
 ) ss.  
County of \_\_\_\_\_ )

Before me, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged 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)

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Notary Public

*My Commission Expires:  
My Commission Number:*

**TAX ADDRESS:**