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Space above reserved for recording data

**WARRANTY DEED**

DEED TAX DUE: \$ \_\_\_\_\_

DATE: \_\_\_\_\_

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_, of \_\_\_\_\_ [insert address] [choose appropriate option: married / unmarried], (the “Grantor”) does hereby convey and warrant to \_\_\_\_\_, of \_\_\_\_\_ [insert address] [choose appropriate option: married / unmarried], (the “Grantee”), real property in \_\_\_\_\_ County, Minnesota legally described as follows:

[Give legal description of property]

*[Delete the following sentence if not applicable:] All or part of the above described real property is Registered (Torrens).*

together with all hereditaments and appurtenances thereto, subject to the following exceptions:

GRANTOR does for Grantor and Grantor’s heirs and assigns, hereby covenant to Grantee and Grantee’s heirs and assigns that Grantor is well seized of the above-described premises, has a good and indefeasible estate in fee simple, and has good right to bargain and sell the same in the manner aforesaid, and that the same is free and clear from all encumbrances whatsoever except easements, restrictions, reservations, conditions and other matters of record, taxes and assessments, both general and special, tenants in possession and zoning ordinances, and that Grantor will forever warrant and defend the title to the said premises, with the appurtenances thereunto belonging, to Grantee and Grantee’s successors and assigns, against all lawful claims and demands whatsoever except as aforesaid.

**THIS IS A 2-PAGE FORM.**