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### GENERAL WARRANTY DEED

STATE OF TEXAS )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF \_\_\_\_\_, ss: )

THAT FOR THE CONSIDERATION OF \$ \_\_\_\_\_ and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_ of \_\_\_\_\_ [insert address] [choose appropriate option: married / unmarried], (hereinafter referred to as the "Grantor") has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL AND CONVEY to \_\_\_\_\_ of \_\_\_\_\_ [insert address] [choose appropriate option: married / unmarried], (hereinafter referred to as the "Grantee"), the following lands and property, together with all improvements located on the property, situate in the County of \_\_\_\_\_, State of Texas:

[Give legal description of property]

Prior instrument reference: Book \_\_\_\_\_, Page \_\_\_\_\_, County Clerk Document Number \_\_\_\_\_ and/or Film Code No. \_\_\_\_\_, of the Recorder of \_\_\_\_\_ County, State of Texas

**TO HAVE AND TO HOLD** the said property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantor, his/her heirs and assigns, forever, and Grantor does hereby bind him/herself, their heirs and assigns, to Warrant and Forever Defend all and singular the said premises unto the Grantee, his/her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject to reservations from and exceptions to warranty and conveyance described herein.

This conveyance is made by the Grantor and accepted by the Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements appearing of record in the Official Public Records of Real Property of \_\_\_\_\_ County, Texas, relative to the property, but only to the extent the same are still in effect, relating to the above described property.

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