

# UTAH GENERAL WARRANTY DEED

I/We \_\_\_\_\_ with a street address of \_\_\_\_\_  
\_\_\_\_\_ in the City of \_\_\_\_\_

State of \_\_\_\_\_ (the "Grantor") being  Married  Unmarried.

For consideration paid in the amount of \_\_\_\_\_ Dollars

(\$ \_\_\_\_\_), grant, convey and warrant to

\_\_\_\_\_ with a street address of \_\_\_\_\_  
\_\_\_\_\_ in the City of \_\_\_\_\_

State of \_\_\_\_\_ (the "Grantee") as:

Husband and wife, tenants by the entirety  Joint tenants  Tenants in common

A certain parcel of land with the buildings thereon situated with a street address of \_\_\_\_\_  
\_\_\_\_\_ in the City of \_\_\_\_\_

State of \_\_\_\_\_ being shown as \_\_\_\_\_

and recorded with \_\_\_\_\_

(Name of deed registry location with original description) in Book \_\_\_\_\_ and Page

\_\_\_\_\_ and being bounded and described as follows:

\_\_\_\_\_  
\_\_\_\_\_

containing \_\_\_\_\_ square feet of land, more or less.

Said premises are conveyed subject to

\_\_\_\_\_

(insert any easements or restrictions that run with the land)

The Grantor does hereby covenant and warrant to said Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple to the premises described, and that the Grantor has the legal authority to convey the premises; that at the time of making and delivery of this deed the premises are free from all encumbrances other than those described above; and that the Grantor warrants the quiet enjoyment and peaceable possession of the premises, and will defend the title to the premises as set forth herein against all persons claiming the premises.

Being the same premises conveyed to the Grantor by deed of \_\_\_\_\_, which deed was recorded at Book \_\_\_\_\_ and Page \_\_\_\_\_ (Book and Page Location of Immediately Previous Deed).

EXECUTED AS A SEALED INSTRUMENT UNDER PENALTIES OF PERJURY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

Grantor's Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Grantor's Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Grantee's Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Grantee's Signature

\_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

STATE OF UTAH

COUNTY OF \_\_\_\_\_,

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me, the undersigned notary public, personally appeared

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proved to me through satisfactory identification of \_\_\_\_\_, to be the person(s) whose name(s) is/are signed above who personally executed such document in my presence, acknowledged to me that he/she/they signed it voluntarily for its stated purpose and swore or affirmed to me that all statements made herein are true, accurate and complete.

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Notary Public

My commission expires: \_\_\_\_\_

[Affix seal here]