

Hawaii—Warranty deed.

Know all persons by these presents that _____, of _____, grantor, in consideration of the sum of ten dollars and other good and valuable consideration to him paid by _____ *[name in full if covered by Torrens Title]*, whose residence and post office address is _____, grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey _____ *[insert description, including reference to Land Court Certificate of Title if property is covered by Torrens Title]* unto the grantee, his heirs and assigns.

To have and to hold the same, together with the improvements thereon and the rights, easements, privileges and appurtenances thereunto belonging or appertaining, unto the grantee and his heirs and assigns forever.

And the grantor hereby covenants with the grantee that he is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; that the same are free and clear of all incumbrances except for real property taxes for the year _____ which are to be prorated between the parties hereto as of the date hereof; and that he will and his heirs, executors and administrators shall warrant and defend the same unto the grantee and his heirs and assigns against the lawful claims and demands of all persons except as aforesaid.

[Insert dower release if grantor has a wife.]

In witness whereof, the grantor ["and his said wife"] has [or "have"] hereunto set his [or "their"] hand [or "hands"] this _____ day of _____ *[month]*, _____ *[year]*.

[Signature or signatures]

[Acknowledgment]