

Indenture; conveyance with reciprocal obligations.

This indenture made this _____ day of _____ [month], _____ [year], between _____ [if there are two or more grantors, state the names of each, and if grantors are husband and wife, use words such as "_____ and _____, his wife"], residing at _____ street, city of _____, county of _____, state of _____, referred to as the grantor, and _____ [name of grantee], residing at _____ street, city of _____, county of _____, state of _____, referred to as the grantee.

The grantor, for and in consideration of _____ dollars, paid by the grantee, receipt acknowledged, grants and conveys to the grantee, his [her] heirs and assigns forever, all that parcel of land situated in the city of _____, county of _____, and state of _____, described as follows: _____ [excepting and reserving _____].

[To have and to hold it, together with all the hereditaments and appurtenances belonging or in anywise appertaining to the grantee, his [her] heirs and assigns, forever.]

Grantor covenants with grantee as follows:

1. That grantor is seized of the premises in fee simple and has good right to convey them.
2. That grantee shall quietly enjoy the premises.
3. That the premises are free from incumbrances, except _____.
4. That the grantor will execute or procure any further necessary assurance of the title to the premises.
5. That the grantor will forever warrant the title to the premises.

Grantor further covenants and agrees _____ [insert any agreements of grantor, other than covenants for title].

Grantee covenants and agrees with grantor that _____ [state any agreements of grantee].

[If there are conditions:] This deed is made and accepted on the following conditions [or "conditions precedent" or "conditions subsequent" or both]: _____.

[If there are building restrictions or restrictions as to the use of the land conveyed:] This deed is further made and accepted subject to the following restrictions [which shall run with the land and be binding on the parties and their heirs, executors, administrators and assigns for a period of _____ years]:

1. _____.
2. _____ [and so on].

[Insert any other desired provisions.]

[If grantor is married and the spouse has dower or homestead rights, add:] And for the above consideration, I, _____, of _____, spouse of grantor, release to the grantee and his [her] heirs and assigns all my rights of or to both dower and homestead in the granted premises.

In witness, the grantor [or "grantors"] and grantee [or "grantees"] have set their hands [and seals] the day and year first written above.

[Signatures and, if necessary, add seal.]

In the presence of [or "Signed, sealed and delivered in the presence of," or the like] _____.

[Acknowledgment, if necessary or desired.]