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THE SPACE ABOVE IS RESERVED FOR THE COUNTY RECORDER'S OFFICE

**PREPARED BY**

Name \_\_\_\_\_

Address \_\_\_\_\_

County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**SEND TAX NOTICE TO**

Name \_\_\_\_\_

Address \_\_\_\_\_

County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**AFTER RECORDING RETURN TO**

Name \_\_\_\_\_

Address \_\_\_\_\_

County \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

STATE OF WEST VIRGINIA

COUNTY

DATE PREPARED

WEST VIRGINIA GENERAL WARRANTY  
DEED

This general warranty deed, which is entered into and made effective on this \_\_ day of \_\_\_\_\_ 20\_\_ (effective date) between \_\_\_\_\_ (name of grantor) a \_\_\_\_\_ (marital status or type of organization), residing or situated at \_\_\_\_\_ (full address) known hereinafter as the "Grantor" and \_\_\_\_\_ (name of grantee) a \_\_\_\_\_ (marital status or type of organization) residing or situated at \_\_\_\_\_ (full address) known hereinafter as the "Grantee."

WITNESSETH that for and in consideration of the sum of \_\_\_\_\_ (\$\_\_\_\_\_), and or other good and valuable consideration, paid in hand by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor does hereby grants, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the rights, title, interest, or claim, if any, in or to the following real property located at \_\_\_\_\_ county, in the state of West Virginia with a full description as \_\_\_\_\_ (Legal description of property).

The property will be held in ownership as \_\_\_\_\_ (type of ownership such as Sole ownership, Joint tenancy, Tenancy in common, Tenancy by the entirety).

### EXCEPTIONS

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

TO HAVE AND TO HOLD unto Grantee, it's agents, successors, and assigns forever.

The Grantor warrants that the aforementioned property is lawfully seized in fee simple. Grantor has the legal right to convey the property and that the property is free from encumbrances except what has be set forth herein and except for taxes for this year and subsequent years. The heirs and executors of the grantor hereby warrant and bind themselves to defend property unto grantee and its heirs, successors, and assigns against all claims against title to the property or any part thereof.

The Undersigned Grantor(s) declares that documentary transfer tax is \_\_\_\_\_ (\$\_\_\_\_\_)

- Computed on full value of property conveyed
- Computed on full value of items or encumbrances remaining at the time of sale
- Unincorporated area city of \_\_\_\_\_

### SIGNATURE AND ACKNOWLEDGEMENT

_____	_____	_____
Signature of Grantor	Date	Name of Grantor
_____	_____	_____

Signature of Grantor (indicate if spouse) Date

Name of Grantor

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Grantee

Date

Name of Grantee

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Grantee (indicate if spouse) Date

Name of Grantee

We, serving as witnesses, each declare that the Grantor(s) and Grantee(s) signed and executed this instrument in our presence. The Grantee(s) and Grantor(s) signed it in their right state of mind, to our knowledge is eighteen years of age or older, and willingly signed without undue pressure, influence, or duress. We each sign this quitclaim deed as witnesses at the request of the Grantor(s) while the Grantor(s) is present.

\_\_\_\_\_

\_\_\_\_\_

**Witness's Signature**

**Witness's Name**

\_\_\_\_\_

Address

\_\_\_\_\_

\_\_\_\_\_

**Witness's Signature**

**Witness's Name**

\_\_\_\_\_

Address

**RELEASE OF DOWER**

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, \_\_\_\_\_, of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, spouse of \_\_\_\_\_, do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

\_\_\_\_\_

Spouse's signature

# Notary Acknowledgement

State of \_\_\_\_\_

County of \_\_\_\_\_

On \_\_\_\_\_, 20\_\_\_\_ before me, \_\_\_\_\_ (name and title of officer), personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed within the instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of \_\_\_\_\_ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(Seal)

Print Name \_\_\_\_\_