

**STATE OF NEBRASKA**

**WARRANTY DEED TO CHILD - RESERVING  
LIFE ESTATE TO PARENT**

**Control Number – NE - 021 - 77**

## NOTES ON COMPLETING THESE FORMS

The form(s) in this packet contain “form fields” created using Microsoft Word. “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the forms toolbar. Look for the button on the forms toolbar that resembles a “shaded letter ‘a’”. Click in this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances the form field and the line will disappear after information is entered. In other cases it will not. This is appropriate and the way the form is designed to function.

**SAMPLE DOCUMENT**

## **DISCLAIMER**

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**SAMPLE DOCUMENT**

<b>Prepared By and After Recording Return to:</b>	-----Above This Line Reserved For Official Use Only-----
<b>Send Tax Statements to Grantee (Name and Address):</b>	

**WARRANTY DEED**  
(Reserved Life Estate)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

SAMPLE DOCUMENT

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_ and \_\_\_\_\_, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant, bargain, sell, convey, confirm, and warrant unto \_\_\_\_\_, an individual,  married  unmarried, hereinafter "Grantee", whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of \_\_\_\_\_, City of \_\_\_\_\_, State of Nebraska, to-wit:

INSERT DESCRIPTION OR ATTACH AS EXHIBIT

SUBJECT to Life Estates retained by \_\_\_\_\_ and \_\_\_\_\_, Grantors, to run consecutively. It being the intention of the Grantors that the ending of one Life Estate shall in no way affect the remaining Life Estate.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor(s), if any, which are reserved by Grantor(s).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

The property herein conveyed  is not a part of the homestead of Grantor(s), or  is part of the homestead of Grantor(s) and the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Grantor  
{Type Name}

\_\_\_\_\_  
Grantor  
{Type Name}

STATE OF \_\_\_\_\_

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date)  
by \_\_\_\_\_ and \_\_\_\_\_ (name of  
persons acknowledged).

\_\_\_\_\_  
Notary Public

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

My Commission Expires:

\_\_\_\_\_

**Grantor(s) Name, Address, phone:**

**Grantee(s) Name, Address, phone:**

**SEND TAX STATEMENTS TO GRANTEE**

**SAMPLE DOCUMENT**