

**WARRANTY DEED**

(Individual to Husband and Wife – Tenants in Common)  
(SBAND 2002 Edition)

This deed is made by \_\_\_\_\_ (Grantor's Name) a single person, Grantor, to \_\_\_\_\_ (Husband's Name) and \_\_\_\_\_ (Wife's Name) husband and wife, Grantees, whose post office address is \_\_\_\_\_ (Address)

For valuable consideration, Grantor grants and conveys to Grantees as tenants in common the following real property (the premises) located in \_\_\_\_\_ (Name) County, North Dakota:

**(Required for metes and bounds description only)**  
The legal description was obtained from ? a previously recorded instrument ? or prepared by \_\_\_\_\_ (Name) of \_\_\_\_\_ (Address)

Grantor covenants that he/she is well seized in fee of the premises, which he/she has the right to sell and convey, and which are free from encumbrances except those of record. Further, he/she covenants that he/she will warrant and defend the premises in the quiet and peaceable possession of the Grantees.

Dated this \_\_\_\_\_ (Day) day of \_\_\_\_\_ (Month), \_\_\_\_\_ (Year).

**GRANTOR:**

\_\_\_\_\_  
Grantor sign above

State of \_\_\_\_\_ (State) )  
)ss.  
County of \_\_\_\_\_ (County)

On this \_\_\_\_\_ (Day) of \_\_\_\_\_ (Month) 20\_\_\_\_, before me, a notary public, personally appeared \_\_\_\_\_ (Grantor's Name), a single person who acknowledged to me his/her execution of the foregoing instrument.

**(Recording Information Only)**

\_\_\_\_\_  
(Name), Notary Public  
(County), \_\_\_\_\_ (State)  
My Commission Expires: \_\_\_\_\_ (Date)

\_\_\_\_\_ I certify the requirement for a report of statement of full consideration paid does not apply because this deed is for one of the transactions exempted by Subdivision \_\_\_\_\_ of Subdivision 6 of Section 11-18-02.2 NDCC.

\_\_\_\_\_ I certify that a report of the full consideration paid for the property described in this deed has been filed with the North Dakota State Board of Equalization.

\_\_\_\_\_ I certify that the full consideration paid for the property described in this deed is \$\_\_\_\_\_.

(Check and complete one paragraph above.)

Signed: \_\_\_\_\_  
(GRANTEE OR AGENT)

Dated: \_\_\_\_\_