

<p>PREPARED BY Name: _____ Address: _____ State: _____ Zipcode: _____</p> <p>AFTER RECORDING RETURN TO Name: _____ Address: _____ State: _____ Zipcode: _____</p>	
---	--

Space Above This Line for Recorder's Use

FIDUCIARY DEED

STATE OF _____
 _____ COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That **for and in consideration** of the sum of _____ dollars (\$ _____) of which the receipt whereof is hereby acknowledged to my entire satisfaction,

I, _____, the undersigned Grantor, of legal age and resident of _____ and acting in an official and legal capacity as Personal Representative of the Estate of _____.

Hereby Sell, Convey, and Transfer To:

_____, the undersigned Grantee, of legal age and resident of _____;

The following property herein described as:

[PROPERTY TYPE AND DESCRIPTION]

Currently Situated in:

To Wit:

[INSERT OR ATTACH LEGAL DESCRIPTION HERE]

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in any way appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

AND the Grantor, does for himself/herself in his/her capacity, as Personal Representative of the Estate of _____, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth; that he/she has the right to sell or convey the aforesaid; that he/she, in his/her capacity as a representative, shall warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, as Personal Representative of the Estate of _____, hereunto affixed his/her hands this _ day of _____.

Personal Representative of the Estate of

Grantor

SIGNED IN THE PRESENCE OF

Witness

Witness

NOTARY ACKNOWLEDGMENT

[STATE]

[COUNTY]

On [NOTARY DATE], before me personally appeared [VENDOR] and [VENDEE], known to be the person(s) described herein as the Parties, who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public