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| --- | --- |
| **Prepared By:**  Name: [PREPARER NAME]  Address: [PREPARER STREET ADDRESS]  [PREPARER CITY, STATE, ZIP] | *Space above this line for recorder’s use only*  **After Recording, Mail This Document and All Property Tax and Assessment Notices To:**  Name: [RECIPIENT NAME]  Address: [RECIPIENT STREET ADDRESS]  [RECIPIENT CITY, STATE, ZIP] |

**LOUISIANA GENERAL WARRANTY DEED**

***“ACT OF SALE”***

STATE OF LOUISIANA

[PARISH NAME] PARISH

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

[AMOUNT (IN WORDS)] ($[AMOUNT (AS A NUMBER)]) in hand paid to

[VENDOR NAME(S)], a [VENDOR(S) MARITAL STATUS] (married to [VENDOR(S) SPOUSE NAME(S)]), whose social security or tax identification number ends with the last four digits of [VENDOR(S) SSN/TIN], residing at [VENDOR(S) STREET ADDRESS] and with a mailing address of [VENDOR(S) MAILING ADDRESS] (hereinafter known as the “Vendor(s)”) hereby grants, warrants, and conveys to [VENDEE NAME(S)], a [VENDEE(S) MARITAL STATUS] (married to [VENDEE(S) SPOUSE NAME(S)]), whose social security or tax identification number ends with the last four digits of [VENDEE(S) SSN/TIN], residing at [VENDEE(S) STREET ADDRESS] and with a mailing address of [VENDEE(S) MAILING ADDRESS] (hereinafter known as the “Vendee(s)”) the following described real estate, situated [PARISH NAME] Parish, Louisiana, to-wit:

[ENTER PROPERTY LEGAL DESCRIPTION HERE (OR ATTACH AND INSERT)].

TOGETHER WITH all the rights, members, and appurtenances to the real estate in anywise 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 Vendee(s), their heirs and assigns forever.

Andsaid Vendor(s), for said Vendor(s), their heirs, successors, executors, and administrators, covenants with Vendee(s), and with their heirs and assigns, that Vendor(s) 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 herein set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the real estate of record in the Probate Office of said Parish; and that Vendor(s) will, and their heirs, executors, and administrators shall warrant and defend the same to said Vendee(s), and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Vendor(s) has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Vendor’s Signature Vendor’s Signature**

[VENDOR NAME] [VENDOR NAME]

Vendor’s Name Vendor’s Name

[VENDOR STREET ADDRESS] [VENDOR STREET ADDRESS]

Street Address Street Address

[VENDOR CITY, STATE, ZIP] [VENDOR CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

In Witness Whereof,

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Witness’s Signature Witness’s Signature**

[WITNESS NAME] [WITNESS NAME]

Witness’s Name Witness’s Name

[WITNESS STREET ADDRESS] [WITNESS STREET ADDRESS]

Street Address Street Address

[WITNESS CITY, STATE, ZIP] [WITNESS CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

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

PARISH OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I, the undersigned, a Notary Public in and for said Parish, in said State, hereby certify that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (mm/dd/yyyy).

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

**Notary Public Signature**

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_