

Warranty Deed

Know All Men By These Presents That:

Whose Address is:

Warrants to:

Whose Address is:

The following described property situated in the Township of _____, County of _____ and State of Michigan, to-wit:

For the full consideration of \$

The Grantors grant the grantee the right to make all permissible division (s) under section 108 of the Land Division Act; Act #288 of the Public Acts of 1967.

Subject to:

Note: This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

Dated this _____ day of _____, 20____

Grantor (Seller)

Grantor (Seller)

Printed Name

Printed Name:

STATE OF MICHIGAN
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____ (person being acknowledged)

My Commission Expires:

Notary Public _____ County
This instrument was prepared by _____

When Recorded return to:

THIS DOCUMENT TEMPLATE IS PROVIDED SOLEY AS A COURTESY

WE CANNOT ASSIST YOU IN THE PREPARATION OF THIS OR ANY OTHER DOCUMENT

In accordance with Michigan Law, we will only record documents that conform to the following State Statutes:

1. Signatures must be original; and names must be typed or printed beneath signatures. MCLA 565.201 Sec. 1 (a)
2. No discrepancy shall exist between names printed in the notary acknowledgement and as printed beneath signatures. MCLA 565.201 Sec. 1 (b)
3. Instruments conveying or mortgaging property shall state the marital status of all male grantor/mortgagors. MCLA 565.221
4. The address of the grantees in each deed of conveyance or assignment of real estate shall contain the street number address or post office address. MCLA 565.201 Sec. 1 (d)
5. The name and address of the person who drafted the document must appear on documents executed in Michigan. MCLA 565.201a
6. Documents purporting to convey or encumber real estate executed in Michigan require an acknowledgement by a judge, clerk of a court of record or a notary public within this state. MCLA 565.8; form: LAND 565.47, MCLA 565.265; 565.267
7. A certified copy of the death certificate or proof of death must be recorded or have been recorded and referenced by Liber and Page on said documents when “survivor” is indicated on the document. MCLA 565.48
8. Court orders must be certified and sealed by the clerk of the court. MCLA 565.401; 565.411
9. The document submitted for recording must be legible. MCLA 565.201 Sec. 1 (f)(iv)
10. Documents must have a margin of unprinted space at least 2 ½ inches at the top of the first page and at least ½ inch on all remaining sides of each page. MCLA 565.201 Sec. 1 (f)(i)
11. Documents must display on the first line of print on the first page, a single statement identifying the recordable event that the instrument evidences. MCLA 565.201 Sec. 1 (f)(ii); 565.201 Sec. 3
12. The type on the form must be printed with black ink; type size at least 10–point type. MCLA 565.201 Sec. 1 (f)(iii)(iv)
13. The paper on which the document is printed must be white and not less than 20–pound weight. MCLA 565.201 Sec. 1 (f)(iv)
14. The size of the document and the attachment thereto must be at least 8 ½ inches; at most 8 ½ by 14 inches. MCLA 565.201 Sec. 1 (f)(v)(vi)