

**Prepared By**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**After Recording Return To**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Space Above This Line for Recorder's Use

**MASSACHUSETTS GENERAL WARRANTY DEED**

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_ COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) in hand paid to

\_\_\_\_\_, a \_\_\_\_\_, residing at \_\_\_\_\_,

County of \_\_\_\_\_, City of \_\_\_\_\_, Commonwealth of

\_\_\_\_\_ (hereinafter known as the "Grantor(s)") hereby conveys and

warrants the title against all persons whomsoever to \_\_\_\_\_, a

\_\_\_\_\_, residing at \_\_\_\_\_, County of \_\_\_\_\_, City

of \_\_\_\_\_, Commonwealth of \_\_\_\_\_ (hereinafter known as the

"Grantee(s)") all the rights, title, interest, and claim with warranty covenants in or to the

following \*described real estate (\*and in Exhibit A if attached), situated in

\_\_\_\_\_ County, Massachusetts to-wit:

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

**[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]**

**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 Grantees, their heirs and assigns forever.

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, 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, 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 County; and that Grantors will, and their heirs, executors and administrators 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, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip

COMMONWEALTH OF MASSACHUSETTS)

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

I, the undersigned, a Notary Public in and for said County, in said Commonwealth, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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

