

DEED MAP

THIS INDENTURE, made the [DATE] day of [MONTH], in the year Two Thousand [YEAR, IN WORDS] ([YEAR, IN NUMBERS]),

Date

BETWEEN [GRANTOR],
(hereinafter called the Grantors of the one part), and
[GRANTEE 1] and [GRANTEE 2]
(hereinafter called the Grantees of the other part),

Names of Parties

WITNESSETH: That the said Grantor, for and in consideration of the sum of [AMOUNT OF MONEY PAID, IN WORDS] Dollars (\$[AMOUNT OF MONEY PAID, IN NUMBERS]) lawful money of the United States of America, unto [HIM/HER/THEM] well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released, and confirmed, and by these presents does grant, bargain and sell, release, and confirm unto the said Grantees, and the heirs and assigns of such survivor,

Consideration

Grant

PREMISES

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE on the [LEGAL PROPERTY DESCRIPTION],
CONTAINING in front or breadth [LEGAL PROPERTY DESCRIPTION],
BEING known as Premises No. [STREET ADDRESS OF PROPERTY],

Legal Description

BEING the same premises that [GRANTOR OF LAST RECORDED DEED], by Deed dated [DATE] and recorded at Philadelphia, Pennsylvania, [[in Deed Book [DEED BOOK NAME] No. [DEED BOOK NUMBER], at page [DEED BOOK PAGE NUMBER]] OR as Document Number [DOCUMENT ID NUMBER]], granted and conveyed to [GRANTOR OF THIS DEED], in fee,

Recital

UNDER AND SUBJECT to Restrictions of Record.

Encumbrance Clause

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any

Appurtenance Clause

way appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns to and for the only proper use and behoof of the said Grantees, their heirs and assigns of such survivor forever, as tenants in common.

To Have and to Hold Clause

UNDER AND SUBJECT as aforesaid.

Covenants of Title

Habendum

AND the said Grantor, for **[HIS/HER]**self, heirs, executors and administrators do covenant, promise and agree, to and with the said Grantees and the survivor of them, and the heirs and assigns of such survivor, by these presents, that they, the said Grantor and **[HIS/HER]** heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees and the survivor of them, and the heirs and assigns of such survivor, against them, the said Grantor and **[HIS/HER]** heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by from or under him, her, them, or any of them, shall and will **SUBJECT** as aforesaid, **WARRANT** and forever **DEFEND**.

Warranties

Conclusion (The remainder of the deed)

IN WITNESS WHEREOF, the party of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Execution Clause

SEALED AND DELIVERED
IN THE PRESENCE OF US:

Witness

Witness

[GRANTOR] {SEAL}

[STATE/Commonwealth] OF [NAME OF STATE] :
COUNTY OF [NAME OF COUNTY] :

On this, the _____ day of _____,
before me, a Notary Public for the [STATE/Commonwealth] of
[NAME OF STATE], residing in the said County and State, the
undersigned Officer, appeared [GRANTOR], known to me (or
satisfactorily proven) to be the person whose name[S] [IS/ARE]
subscribed to the within instrument, and acknowledged that
[HE/SHE/THEY] executed the same for the purposes therein
contained.

Acknowledgement

I hereunder set my hand and official seal.

Notary Public
{SEAL}

MY COMMISSION EXPIRES: