

Instructions & Checklist General Warranty Deed Kansas

This package contains (1) Instructions and Checklist for a General Warranty Deed allowing a portion of one lot to be forever attached to an abutting lot.

The Grantor should date and sign the General Warranty Deed before a Notary. Among other things, Notarization will allow the General Warranty Deed to be recorded as a public record. Without filing, the General Warranty Deed may not be effective against third parties.

As this document references land, it must include a legal description of both parcels of land: LOT AND LAND. Verify that the legal descriptions are correct. If the space in the document is not enough for the legal description, you may write "SEE EXHIBIT A" in the space and attach a page titled "EXHIBIT A," to the Deed, containing the legal description of the property

A General Warranty Deed may require other documents to be filed with it. Please check for additional requirements with your attorney or Register of Deeds.

Depending on the type of document, additional requirements may apply. Nonconforming documents may be returned unrecorded or may be charged additional fees

This form is not intended and should not be used as a substitute for legal advice. This form should only be a starting point for you and should not be used without consulting with an attorney first. An Attorney should be consulted before negotiating any document with another party.

The space above is reserved for REGISTER OF DEEDS

STATUTORY WARRANTY DEED

GRANTOR/SELLER _____
CONVEY AND WARRANT TO _____ GRANTEE/BUYER
the following described premises, ("LAND"), situated in Sedgwick County, Kansas, to-wit:
(LEGAL DESCRIPTION OF LAND)

STREET ADDRESS:

for the sum of One Dollar and other good and valuable consideration.

THIS LAND ADJOINS A PROPERTY ("LOT"):

(LEGAL DESCRIPTION OF LOT)

STREET ADDRESS:

Subject to: The Grantee(s) shall own, maintain, utilize and occupy the Land in combination with and in the same manner as, the Lot, and further shall comply with all of the obligations, covenants and restrictions, as amended from time to time, applicable to the Lot. Further, the Grantee shall comply with all obligations pertaining to the Land by reason of the applicable plat, codes, ordinances, rules regulations, and laws. **THE LAND SHALL NOT BE TRANSFERRED SEPARATELY FROM THE LOT.** The obligations of the Grantee shall be binding upon the successor owners of the Land and Lot and inure to the benefit of Grantor and its successors and assigns. The Land is hereby conveyed in "AS IS" condition, with all faults, subject to any plat, easement, restriction, and other matters of record.

Dated this _____ day of _____, 20__

SIGNATURE
Type or Print Name

SIGNATURE
Type or Print Name

SEAL-STAMP STATE OF KANSAS, _____ COUNTY, ss
The foregoing instrument was acknowledged before me this _____ day of
_____ A.D., 20__ by _____
_____ who appeared before me.

Notary Public _____

My Appointment Expires: _____

The space below is reserved for REGISTER OF DEEDS