WARRANTY DEED
Individual Form – With Survivorship Clause

THIS INDENTURE, made this ____ day of _____ A.D., 20__, between _____, party of the first part, and _____ not as Tenants in Common, but as Joint Tenants with a right of survivorship, parties of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt of which is hereby acknowledged, said party of the first part does, by these presents, grant, bargain, sell and convey unto said parties of the second part, not as Tenants in Common, but as Joint Tenants with a right of survivorship, and to the survivor of them, and to the heirs and assigns of such survivor, forever, all of the following described real estate situated in the County of _____, State of Oklahoma, to-wit:

TO HAVE AND TO HOLD THE SAME jointly with a right of survivorship, and to the survivor of them, and to the heirs and assigns of such survivor, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever. And said party of the first part, _____ and assigns, does hereby covenant, promise and agree to and with said parties of the second part, at the delivery of these presents that _____ lawfully seized in _____ own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT: taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said parties of the second part, their heirs and assigns, or heirs and assigns of the survivor of them, against said party of the first part, _____ and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has/have hereunto set _____ hand(s) the day and year first above written.

_____ _____

_____ _____

STATE OF _____)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, 20__, by _____.

My Commission Expires:

_____ _____
(seal) Notary Public