

WARRANTY DEED

Comment [bds1]: The types of deeds will be discussed in Chapter 10.

STATE OF MINNETOBA )
COUNTY OF OAXACA ) KNOW ALL MEN BY THESE PRESENTS:

Grantor, Angie Jean Smedley Smith, of Mullin Grove, Oaxaca County, Minnetoba, in consideration of Grantor's love and affection for Grantee, GRANTS AND CONVEYS to:

Comment [bds2]: For a gift of real property, no consideration is necessary. Do you recall from Contracts that a recital of "love and affection" does not actually constitute binding consideration to support a gift promise? But, the deed itself will reflect a completed gift, and consideration is not required.

Mabel Eloise Smedley, as Grantee, whose mailing address is:
1313 Green Pastures Lane,
Minnetoba City, Jones County, Minnetoba 83006

All of the oil, gas, and other minerals in and under and that may be produced from that certain tract or parcel of real property located in Oaxaca County, Minnetoba, and described as follows:

[A Legal Description of Gobbler-acre is inserted here]

TO HAVE AND TO HOLD the property described, together with all the rights and appurtenances lawfully accompanying it, by the Grantee and the Grantee's heirs, personal representatives, successors, and assigns forever. Grantor binds herself and Grantor's heirs, personal representatives, successors, and assigns to warrant and forever defend the property against every person lawfully claiming or to claim all or any part of the property; provided, however, it is expressly understood and agreed that this conveyance is made subject to all easements, exceptions, covenants, conditions, restrictions, reservations, and rights appearing of record.

EXECUTED on [DATE]

[Signature]

Angie Jean Smedley Smith

