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**STATE OF PENNSYLVANIA**

**WARRANTY DEED TO CHILD –  
RESERVING LIFE ESTATE TO PARENT**

**Control Number – PA - 021 - 77**

## **NOTES ON COMPLETING THESE FORMS**

The form(s) in this packet contain “form fields” created using Microsoft Word. “Form fields” facilitate completion of the forms using your computer. They do not limit your ability to print the form “in blank” and complete with a typewriter or by hand.

It is also helpful to be able to see the location of the form fields. Go to the View menu, click on Toolbars, and then select Forms. This will open the forms toolbar. Look for the button on the forms toolbar that resembles a “shaded letter ‘a’”. Click in this button and the form fields will be visible.

By clicking on the appropriate form field, you will be able to enter the needed information. In some instances the form field and the line will disappear after information is entered. In other cases it will not. This is appropriate and the way the form is designed to function.

**SAMPLE DOCUMENT**

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SAMPLE DOCUMENT

Prepared By and After Recording Return to:                      Send Tax Statements to Grantee (Name and Address):

County Parcel Identification Number:

**WARRANTY DEED**

**THIS INDENTURE**, made the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_,

**BETWEEN** \_\_\_\_\_ and \_\_\_\_\_,  
Husband and Wife, hereinafter called the Grantors and party of the first part

and

\_\_\_\_\_, hereinafter called the Grantee and party of the second part,

**WITNESSETH**, that the said Grantors, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and assigns, all of the following described property located in \_\_\_\_\_ County, Commonwealth of Pennsylvania, to wit:

[INSERT DESCRIPTION]

**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 wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors 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 above described with the said hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, his/hers heirs and assigns, to and for the only proper use and behoof of the said Grantee, his/hers/ heirs and assigns forever.

**AND**, the said Grantors for theirs heirs and assigns, does by these presents, covenant, promise, and agree, to and with the said Grantee, his/her heirs and assigns that the said Grantors, their heirs

and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, his/her heirs and assigns, against the said Grantors their heirs and assigns, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them, it, shall and will subject as aforesaid, **SPECIALLY WARRANT AND FOREVER DEFEND.**

**SUBJECT TO** Life Estates retained by \_\_\_\_\_ and \_\_\_\_\_, Grantors, to run consecutively. It being the intention of the Grantors that the ending of one Life Estate shall in no way affect the remaining Life Estate.

NOTICE - THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

**IN WITNESS WHEREOF**, the said Grantor(s) have caused these presents to be duly executed dated the day and year first above written.

**Sealed and Delivered**

IN THE PRESENCE OF US:

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Type or Print Name

**NOTICE** THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS/ARE) FULLY

COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

PARTY OF THE SECOND PART

\_\_\_\_\_  
Grantee

WITNESS:

\_\_\_\_\_  
Type or Print Name

STATE OF \_\_\_\_\_

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

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me the undersigned officer, personally appeared \_\_\_\_\_ known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he or she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

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

\_\_\_\_\_  
Title of Officer

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

STATE OF \_\_\_\_\_

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

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me the undersigned officer, personally appeared \_\_\_\_\_ known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he or she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

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

\_\_\_\_\_  
Title of Officer

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

**SAMPLE DOCUMENT**

**Grantor(s) Name, Address and phone:**

**Grantee(s) Name, Address and Phone:**

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