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# How to Complete an Arizona Warranty Deed

Warranty Deed • A.R.S. § 33-402

**INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT RECORD THIS PAGE.**

**About this form.** A warranty deed transfers real estate with the strongest promise of title: the seller guarantees title against all persons, subject to the matters of record listed in the deed.

1. **Fill in the recording box (top left of Page 1)**
   Who requested recording and where to return it. Leave the rest of the top 2 inches blank for the Recorder.
2. **Complete the Affidavit of Property Value line**
   Attach the Department of Revenue's Affidavit of Property Value, or write the exemption paragraph under A.R.S. § 11-1134(B).
3. **Copy names and the legal description from the vesting deed**
   Use the APN and the exact legal description, not just the street address.
4. **Choose how the grantee holds title**
   Sole and separate, community property, survivorship, or tenants in common.
5. **Sign before a notary**
   Every signer appears before the notary with a current photo ID. Do not sign ahead of time.

**Signing requirements:** Each grantor (owner) signs before a notary. Print at 100% (not "fit to page") so the 2-inch top margin stays clear for the County Recorder (A.R.S. § 11-480).

## After It's Signed

- Record the original with the County Recorder in the county where the property is located.

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**Have questions about your Warranty Deed?** To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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**Recording requested by and when recorded return to:**

Space above this line reserved for the County Recorder

# WARRANTY DEED

State of Arizona

☐ An Affidavit of Property Value is attached (A.R.S. § 11-1133).

☐ Exempt from the Affidavit of Property Value under A.R.S. § 11-1134(B), paragraph:

Exemption paragraph number and short description

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Grantor(s) — full name(s)

Marital status (e.g., a married woman, an unmarried man)

do hereby convey to

Grantee(s) — full name(s)

Grantee(s), continued, and mailing address

to hold title (check one):

☐ as sole and separate property

☐ as community property

☐ as community property with right of survivorship

☐ as joint tenants with right of survivorship

☐ as tenants in common

the following real property situated in

County

City or town

Assessor’s parcel number (APN)

County, Arizona, described as follows:

Legal description (copy exactly from the vesting deed, or write “See Exhibit A attached”)

Property address (for reference only)

SUBJECT TO: current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Date signed

X

Grantor signature

Grantor printed name

X

Grantor signature

Grantor printed name

**ACKNOWLEDGMENT**

**STATE OF ARIZONA**

**COUNTY OF**

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (name(s) of person(s) acknowledging).

X

Signature of Notary Public

(Notary seal)

Notary Public (printed name)

My commission expires

Commission number