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# How to Complete Your Michigan Covenant Deed

Covenant Deed (Michigan)

**INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.**

**About this form.** A Michigan covenant deed warrants title only against claims arising from the **grantor's own acts**. It is common for estates, trustees, banks, and companies.

1. **Drafted by and return to (top of Page 1)**
   Enter who drafted the document and where the Register of Deeds should return it. Leave the space above the dotted line blank.
2. **Parties and property (Pages 1–2)**
   Copy the legal description exactly from the current deed. Enter the transfer tax or the exemption. A married grantor's spouse should usually sign.
3. **Statements and signing (Page 3)**
   Enter the number of land divisions granted (0 if none). Each grantor signs before the notary, with names typed or printed beneath the signatures.

## After It's Signed

- Record the original with the Register of Deeds of the county where the property is located.
- The buyer must file a Property Transfer Affidavit (Form 2766) with the local assessor within 45 days to avoid penalties.
- A deed form does not prove who owns the property. A title search is strongly recommended for any sale.

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**Michigan-Commissioned Notaries**

SCAN TO BOOK

**Questions about this document? Talk to an attorney.** Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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**YOUR FORM BEGINS ON THE NEXT PAGE**

**DRAFTED BY (name and business address):**

**WHEN RECORDED RETURN TO:**

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SPACE ABOVE THIS LINE FOR THE REGISTER OF DEEDS

# COVENANT DEED

(Michigan)

Tax parcel number Send subsequent tax bills to

County transfer tax ($) State transfer tax ($) or exemption (MCL 207.505 / 207.526 subsection)

GRANTOR(S): name(s) and marital status whose address is
**convey(s) and warrant(s) against the lawful acts of the grantor only to**

GRANTEE(S): name(s) and how title is held whose address is



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the following described premises situated in the

City / Township / Village of
State of Michigan:

County of

Legal description (attach Exhibit A if more space is needed)

Commonly known as

Prior deed: Liber / Page

for the full consideration of

Consideration ($ or description)

Subject to (easements, restrictions, and taxes of record), or "None"

Grantor's initials: _____



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The grantor grants to the grantee the right to make

number of division(s) (enter 0 if none)
division(s) under section 108 of the land division act, 1967 PA 288. (If the land is platted or no divisions are granted, enter 0.)

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act.

Dated

X
Grantor

Name typed or printed

X
Grantor

Name typed or printed

**NOTARY ACKNOWLEDGMENT**

**STATE OF MICHIGAN )**
**)**
**COUNTY OF )**

This document was acknowledged before me on

(date) by (name(s) of grantor(s))

X
Notary Public

(Notary seal)

Notary's printed name

Notary public, State of Michigan, County of

Acting in the County of (if different) Commission expires



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