



Welcome to the Kalamazoo County Clerk & Register of Deeds Office

These forms are provided “as-is” without any warranty, express or implied, as to their legal effect, adequacy, or compliance with Michigan law. The Kalamazoo County Clerk & Register of Deeds Office **cannot provide legal advice, interpretation, or assistance in completing these forms**, as prohibited by state law. Use of these forms is voluntary and **entirely at your own risk**. You should consult with legal counsel to ensure that any document you prepare is appropriate for your situation and meets all statutory and recording requirements.

Below are some basic requirements that must be satisfied in order to successfully record the document you are preparing:

- The document must be legible, typed or printed in **black ink only**.
- ALL DOCUMENTS MUST BE PRINTED ON WHITE PAPER. State law requires a minimum 10-point font (print) size.
- Each document must have a 2 ½ inch top margin on the first page. Each page after that can be ½ margin.
- Signatures may be written in **black** or **blue** ink.
- Signatures must be original, with names neatly typed or printed beneath all signatures.
- The name and address of the person preparing the document must be shown on the document.
- Documents executed in Michigan require a notary signature, along with the county of commission, the name of the party(s) being acknowledged and their commission expiration date.
- Recording fees are due at the time a document is being recorded. The fee is \$30 per document, no matter how many pages. At our office, payment can be made using a check, money order, debit/credit card or cash.
- A copy of a former deed may aid you by offering the property’s legal description, including Pin/Parcel number. A copy of the former deed, usually 1-3 pages, may be purchased at <https://kzoo-deeds.webtcsinc.com/startup.action>
- Mailing address of the grantee/mortgage
- For a complete list of all recording requirements pursuant to MCL 565.201, please visit <https://www.legislature.mi.gov/Laws/MCL?objectName=MCL-565-201>

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

Whose address is:

Convey(s) and Warrant(s) to:

Whose address is:

The following described premises situated in the _____ of _____

County of _____ State of Michigan, to wit:

Tax I.D.#

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the full consideration of (\$ _____) DOLLARS.

Subject to BUILDING AND USE RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

Dated:

Signed and Sealed: _____

STATE OF MICHIGAN)

COUNTY OF KALAMAZOO)

Acknowledged before me this _____ day of _____, 20____
by _____

Prepared By:

Notary Public, _____ County
Acting in _____ County

My Commission Expires:

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; and the grantor grants to the grantee the right to make _____ divisions (s) under section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967.