Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver’s license number.

GIFT DEED

**Date:** [DATE]

**Grantor:** [WIFE]

**Grantor’s Address**: [GRANTOR ADDRESS]

**Grantee:** [HUSBAND], as his separate property

**Grantee’s Address**: [GRANTEE’S ADDRESS]

**Consideration:** Love of, and affection for, Grantee.

**Property (including any improvements):** All of my right, title, and interest in (being an [FRACTION] undivided interest in and to the whole of) three (3) tracts of land being described as follows, and being more particularly described by metes and bounds on Exhibit “A” attached hereto and made a part hereto for all purposes.

First Tract:

Second Tract:

Third Tract:

Being the undivided interest in and to the same three tracts conveyed to and accepted by Grantor under the Last Will and Testament of [Grantor’s Mother] dated \_\_\_\_\_ and admitted to probate in cause number [CAUSE]

**Reservations from Conveyance:** [AS APPROPRAITE]

**Exceptions to Conveyance and Warranty:** Any validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for [YEAR], which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee, in equal shares, the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee’s heirs, successors, and assigns forever. Grantor binds Grantor and Grantor’s heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee’s heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[WIFE]

**ACKNOWLEDGMENT**

STATE OF TEXAS §

 §

COUNTY OF [COUNTY] §

 This instrument was acknowledged before me this [DAY] day of [MONTH], [YEAR], by [WIFE].

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Notary Public, State of Texas