

**Prepared By**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**After Recording Return To**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

---

Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**

THIS DEED is made as of [DATE], by and between [Seller's name(s)], as Grantor(s) and [Buyer's name(s)], as Grantee(s). Grantee's address is the following:

\_\_\_\_\_ .

**WITNESSETH:**

That for and in consideration of the sum of [Consideration OR Amount Paid], [Method of Payment], and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) do(es) hereby grant and convey, with Special Warranty, unto the Grantee(s), the following described property located in [Address] (the 'Property'):

**[Insert property description here, or attach on separate exhibit]**

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

**TOGETHER WITH** all the improvements thereon and the appurtenances thereunto belonging (the “Property”).

**AND** warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

**TO HAVE AND TO HOLD** the Property unto Grantee, and to Grantee's heirs and assigns forever.

**IN WITNESS WHEREOF**, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

\_\_\_\_\_  
Grantor’s Signature

\_\_\_\_\_  
Grantor’s Signature

\_\_\_\_\_  
Grantor’s Name

\_\_\_\_\_  
Grantor’s Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip

**In Witness Whereof,**

\_\_\_\_\_  
Witness’s Signature

\_\_\_\_\_  
Witness’s Signature

\_\_\_\_\_  
Witness’s Name

\_\_\_\_\_  
Witness’s Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip

STATE OF [STATE]

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

## NOTARY ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

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