

Recording prepared by:

When recorded return to:

Mail tax statements to:

Tax parcel no: _____

State of

SPECIAL WARRANTY DEED

This Special Warranty Deed is made effective this _____ day of _____, 20____ (the "Effective Date") between:

Grantor(s): _____ (collectively "Grantor"),
(Check one) a married couple a business a trust individual(s) whose mailing address
is _____ [Address], and

Grantee(s): _____ (collectively "Grantee"),
(Check one) a married couple a business a trust individual(s) whose mailing address is
_____ [Address].

WITNESSETH, that Grantor, for and in consideration of the sum of \$ _____ and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located: (Check one)

In an unincorporated area in _____ County, _____ [State]



At _____ [Address including county]
and more particularly described as follows: _____

_____ [Property description]

SUBJECT to the following: _____

_____ [Exceptions on the property]

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against claims against title to the Property that arose while Grantor was in possession of the Property.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$_____, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is exempt from any documentary transfer taxes.
- There is NO transfer tax.

EXECUTED this _____ day of _____, 20_____.

Grantor Signature

Grantor Name

Grantor Signature

Grantor Name

Grantor Name

**Grantor Representative
Signature**

**Grantor Representative
Name and Title**



Grantee Signature

Grantee Name

Grantee Signature

Grantee Name

Grantee Name

**Grantee Representative
Signature**

**Grantee Representative
Name and Title**

Witness Signature

Witness Name

Witness Signature

Witness Name



