

WHEN RECORDED, PLEASE RETURN TO:

NAME: _____

ADDRESS: _____

SPECIAL WARRANTY DEED

The Grantor, _____ of _____, _____, _____,
_____ hereby grants, deeds and conveys unto the Grantee, _____ of
_____, _____, _____, _____ the following real estate, situated
in the County of _____, state of _____ with the legal description of:

TO HAVE AND TO HOLD, unto the Grantee, and to their heirs, assigns and personal
representatives, SUBJECT TO: (a) Zoning, building, use, sanitary, and environmental restrictions;
(b) Patent reservations and exceptions from the United States; (c) Current (if any) and
subsequent taxes and assessments; and (d) Reservations, restrictions, easements, contracts,
covenants, encumbrances, apparent rights or way or of record, and assessments.

The Grantor has seized and possessed the said land and has the right to convey it and warrants
the title against the lawful claims of all persons claiming by, through, and under it.

GRANTOR'S NAME

GRANTEE'S NAME

ADDRESS

ADDRESS

In Witness Whereof,

WITNESS' NAME

WITNESS' NAME

ADDRESS

ADDRESS

Acknowledgment OF NOTARY PUBLIC

State _____

County _____

On this day, _____, _____ appeared before me and proved to me through government-issued identification to be the above-named persons, who executed the aforementioned instrument and acknowledged that the act is carried out voluntarily.

Notary Public: _____

Commission Expiry: _____

Seal: _____