

Recording Requested By and  
When Recorded Mail to:

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Recording Time, Book & Page

## SOUTH CAROLINA LIMITED (SPECIAL) WARRANTY DEED

COUNTY: \_\_\_\_\_  
CITY: \_\_\_\_\_

TAX MAP NUMBER: \_\_\_\_\_  
DATE: \_\_\_\_\_

Grantor

Grantee

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation, partnership, limited liability company

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

**KNOW ALL MEN BY THESE PRESENTS**, that Grantor, for and in consideration of the sum of \_\_\_\_\_ and \_\_\_\_\_/100 Dollars (\$ \_\_\_\_\_) paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

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

A plat of the subject property is recorded in Plat Book \_\_\_\_\_ at Page \_\_\_\_\_.

Derivation: This being the same property conveyed to Grantor by Deed of \_\_\_\_\_ dated \_\_\_\_\_ and recorded \_\_\_\_\_ in the Office of the \_\_\_\_\_ for \_\_\_\_\_ County in Deed Book \_\_\_\_\_ at Page \_\_\_\_\_.

This conveyance is made ***SUBJECT TO:*** \_\_\_\_\_

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

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

**TO HAVE AND TO HOLD** all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors lawfully claiming, or to claim, the same or any part thereof but no others.

SC Bar Form: \_\_\_\_\_  
Last Revised: \_\_\_\_\_

This form is a basic form intended for use only by South Carolina licensed attorneys. Use by others may constitute the unauthorized practice of law.

IN WITNESS WHEREOF, Grantor has caused this Limited (Special) Warranty Deed to be executed under seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:**

**GRANTOR:  
Signature of individual Grantor**

\_\_\_\_\_  
Witness #1

\_\_\_\_\_  
Type name: \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Witness #2

**Signature block for entity Grantor**

Type name of entity \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Signature of authorized signatory

Type name of authorized signatory: \_\_\_\_\_

Its: \_\_\_\_\_  
(Type capacity of signatory)

**STATE OF SOUTH CAROLINA**

**Acknowledgment for Individual Grantor**

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

I, a Notary Public for South Carolina, do hereby certify that \_\_\_\_\_, Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

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

**STATE OF SOUTH CAROLINA**

**Acknowledgment for Entity Grantor**

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

I, a Notary Public for South Carolina, do hereby certify that \_\_\_\_\_, Grantor, by \_\_\_\_\_  
Its: \_\_\_\_\_, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public for South Carolina

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

SC Bar Form: \_\_\_\_\_  
Last Revised: \_\_\_\_\_

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