

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR THE CONSIDERATION OF \$\_\_\_\_\_ and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, \_\_\_\_\_, of \_\_\_\_\_ [insert address], (hereinafter referred to as the "Grantor") does hereby convey and warrant to \_\_\_\_\_, of \_\_\_\_\_ [insert address], (hereinafter referred to as the "Grantee"), the following lands and property, together with all improvements located on the property, situate in \_\_\_\_\_ County, \_\_\_\_\_ State:

**LEGAL DESCRIPTION:**

Subject to current tax and other assessments, restrictions, easements and rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, Grantor hereby warrants and forever defends the right title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

WITNESSED the Grantor's hand this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Witness Signature  
Print Name -

\_\_\_\_\_  
Signature of Grantor  
Print Name -

\_\_\_\_\_  
Address of Witness

**THIS IS A 2-PAGE FORM.**