

Document prepared by (after recording return to):

Name:  
Company:  
Address:  
Address 2:  
City, State, Zip:  
Phone:

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### SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR THE CONSIDERATION OF \_\_\_\_\_ DOLLARS (\$\_\_\_\_\_) 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 \_\_\_\_\_, (hereinafter referred to as the "Grantee") the following land and improvements, together with all improvements located on the property, situated \_\_\_\_\_ County, State of Delaware:

[Give legal description of property]

Priority instrument reference: \_\_\_\_\_ Page \_\_\_\_\_, Document Number \_\_\_\_\_ of \_\_\_\_\_ County, State of Delaware.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record, Grantor hereby binds itself to warrant and defend the title against all acts of Grantor herein and no other.

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

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

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

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