When recorded, return to:

S. Kent Phelps, Esq.

Joseph P. Giambrone, Of Counsel Attorney

Estate Lawyers, PLLC

18700 North Hayden Road, Suite 470

Scottsdale, Arizona 85255

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made on \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_, by {{ client.name }}, whose address is {{ address.address }}, {{ address.city }}, {{ address.state }} {{ address.zip }} (herein, "Grantor"), to {{ client.name }} and {{ spouse.name }}, as community property with right of survivorship, whose address is {{ address.address }}, {{ address.city }}, {{ address.state }} {{ address.zip }} (herein, "Grantee").

GRANTOR, in consideration of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged, hereby conveys to Grantee, all of Grantor’s interest in and to the following described real property located in the County of {{ county }}, State of Florida:

Parcel ID:

Situs Address: {{ address.address }}, {{ address.city }}, {{ address.state }} {{ address.zip }}

TOGETHER WITH all of the easements, rights, privileges and appurtenances thereto belonging and all of the estate, right, title, interest and claim, either at law or in equity, of Grantors of, in, to or out of such real property.

TO HAVE AND TO HOLD the above-described real property in fee simple with all appurtenances and for the purposes set forth herein, subject to all matters of record, if any. Full power and authority is granted by this deed to the Trustee(s) and all successor trustees to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described without the consent or approval of any other party. Grantors hereby covenants with Grantee that Grantors are lawfully seized of said property in fee simple; that Grantors have good right and lawful authority to sell and convey the property; that Grantors hereby specially warrant that title to the property is free from all encumbrances made by Grantors, and Grantors will defend the same against the lawful claims of all persons claiming by, through, or under Grantors, but against none other.

Note: The property transferred pursuant to this deed is and shall remain the homestead real property of the Grantors who are also the Grantee.

**EXEMPT TRANSFER - NO DOCUMENTARY STAMP TAX OR INTANGIBLE PERSONAL PROPERTY TAX IS DUE OR PAYABLE IN CONNECTION WITH THE RECORDING HEREOF.**

***\*\*DEED PREPARED AT CLIENT’S DIRECTION WITHOUT EXAMINATION OF TITLE\*\****

Dated this \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_

|  |  |
| --- | --- |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |  |
| {{ client.name }}, Grantor |  |

Witness:

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

Witness #1 Witness #2

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

Printed name of witness #1 Printed name of witness #2

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

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

Address of witness #1 Address of witness #2

STATE OF {{ state\_name(address.state) }} )

) ss.

COUNTY OF {{ county }} )

This instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day, \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_, by {{ client.name }}, as Grantor, who is personally known to me or who has produced \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, as identification.

Notary Public

My commission expires: \_\_\_/\_\_\_/20\_\_\_