

SPECIAL WARRANTY DEED

THIS DEED is between the

Grantor: _____ of address _____,

and the

Grantee: _____ of address _____.

For actual and true consideration of \$ _____, the Grantor does hereby CONVEY to the Grantee RIGHT, TITLE, and INTEREST the following described real property situated in the County of _____ in the State of _____ :

ASSESSOR’S PARCEL NUMBER / APN

LEGAL DESCRIPTION

Subject to: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements, matters of public record, and other details which have been acknowledged in the Purchase Agreement that was signed by both parties.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby WARRANTS and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through, or under the Grantor, though not otherwise.

EXECUTED this _____ day of _____ , 20____.

GRANTOR Name: _____

GRANTOR Signature: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document accompanying this certificate, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____ COUNTY OF _____

On this date of _____ ,

before me, _____ (a notary public),

personally appeared _____ , who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and to freely and willingly acknowledge his / her signature as his / her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal.

Notary Public signature: _____

My Commission expires: _____