

Form 14: Special Warranty Deed

1. By this Special Warranty Deed made on this ____ day of _____, 20____
I, _____(Grantor's name)
_____(Grantor's address)
hereby give, grant, transfer, and convey to
_____(Grantee's name)
_____(Grantee's address),
and Grantee's heirs and assigns in fee simple, the real property, including the land and all the buildings and structures on the
land, located at _____(address of property), and
legally described as:
2. This conveyance is made in consideration for the sum of _____ Dollars (\$_____) paid to and received by Grantor.
3. Grantor and Grantor's heirs hereby warrant that they have not done anything to destroy or otherwise affect good and legal title to the above-described property or Grantor's right to convey, that said property is free of all encumbrances except those of record and specified herein, and that Grantor and Grantor's heirs will defend said property against every person claiming the same by, through, or under Grantor and Grantor's heirs.

In Witness Whereof, the Grantor has signed this Special Warranty Deed on the date first described above.

Grantor's Signature

Witnessed By:

Witness' Signature

Witness' Signature

Witness' Name

Witness' Name

Witness' Address

Witness' Address

Subscribed and sworn to before me on this ____ day of _____, 20____.

Notary

Deed From

Recorded At:

Grantor

To

Grantee