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### 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.
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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 her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal.

Notary Public signature: \_\_\_\_\_

My Commission expires: \_\_\_\_\_