Prepared By:

Name: [NAME]
Address: [ADDRESS]
[CITY, STATE, ZIP]

After Recording Return To:

Name: [NAME]
Address: [STREET ADDRESS]
[CITY, STATE, ZIP]

EDUCATIONAL REVIEW COPY — Not ready to sign or record. Only listed mechanical corrections are checked; deed terms, local requirements and certificates need qualified review.

Space Above This Line for Recorder's Use

Proposed deed date: [DAY / MONTH / YEAR]

SPECIAL (LIMITED) WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That [NAME] residing at [STREET ADDRESS] County of [COUNTY NAME] State of [STATE NAME] ("Grantor"), in consideration of the sum of [AMOUNT (IN WORDS)] [AMOUNT (AS A NUMBER)] and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto [NAME] residing at [STREET ADDRESS], County of [COUNTY NAME], State of [STATE NAME] ("Grantee"), the following described real property and premises, situate in [COUNTY NAME] County, State of [STATE NAME].

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging (the "Property").

AND warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

TO HAVE AND TO HOLD the Property unto Grantee, and to Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

[Sign]	[Sign]
Grantor's Signature	**Grantor's Signature**
[GRANTOR NAME]	[GRANTOR NAME]
Grantor's Name	**Grantor's Name**
[GRANTOR STREET ADDRESS]	[GRANTOR STREET ADDRESS]
Street Address	**Street Address**
[GRANTOR CITY, STATE, ZIP]	[GRANTOR CITY, STATE, ZIP]

In Witness Whereof,

[Sign]	[Sign]
Witness's Signature	**Witness's Signature**
[Name]	[Name]
Witness's Name	**Witness's Name**
[STREET ADDRESS]	[STREET ADDRESS]
Street Address	**Street Address**
[CITY, STATE, ZIP]	[CITY, STATE, ZIP]
City, State & ZIP	**City, State & ZIP**

STATE OF [NAME]

COUNTY OF [NAME]

ACKNOWLEDGMENT — Insert the current certificate required for the place of acknowledgment, signer capacity and transaction after qualified local review. Do not use this instruction as a notarial certificate.

Given under my hand this [Date].

[Sign]	[EXPIRATION DATE]
Notary Public Signature	**My Commission Expires**

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