

Special Warranty Deed

THIS INDENTURE, made the ____ day of _____, 201(x), between _____ of the County of _____, State of _____, hereinafter called "Grantor," and _____, whose address is _____, of the County of _____, State of _____, hereinafter called "Grantee" (the terms

"Grantor" and "Grantee" are used for the singular and plural, as the context demands).

WITNESSETH that:

Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold and by these presents does grant, bargain and sell unto the said Grantee, and Grantee's heirs and assigns forever, land situate, lying and being in _____ County, _____ and more particularly described as follows:

(Insert Legal Description)

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in any wise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

This conveyance and the warranties contained herein are hereby expressly made subject to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this Deed, the day and year above written.

WITNESSES:

Seller

STATE OF _____:

COUNTY OF _____:

THE FOREGOING INSTRUMENT was acknowledged before me

this _____ day of _____, 201(x), by _____.

Notary Public

My Commission Expires: _____