



## Special Warranty Deed Form

This Deed is made on this day of \_\_\_\_\_, 20\_\_, between the Grantor  
\_\_\_\_\_ of address

\_\_\_\_\_ and the  
Grantee \_\_\_\_\_ of address  
\_\_\_\_\_.

For consideration of the sum of \$ \_\_\_\_\_, the Grantor hereby grant, bargain, sell and convey the following described real property to the Grantee forever:

Property Address:

\_\_\_\_\_

Legal Description:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO HAVE AND TO HOLD the same in fee simple forever.

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, but not otherwise.

EXECUTED this day of \_\_\_\_\_, 20\_\_.

Grantor Name: \_\_\_\_\_

Grantor Signature: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

Witness Name: \_\_\_\_\_

Witness Signature: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On this day, personally appeared before me, \_\_\_\_\_, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of \_\_\_\_\_, 20\_\_.

Notary's Public Signature: \_\_\_\_\_

My commission expires \_\_\_\_\_.

UK Head Office: 39 Arlington Drive, Carshalton, Surrey, SM5 2 EU United Kingdom

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