

SPECIAL WARRANTY DEED – INDIVIDUAL GRANTOR(S)

Prepared By: ABC Title

Return To: ABC Title

Property Parcel I.D. Number: 123-456-789

This Warranty Deed made this ____ day of _____, 20____, by and between _____ hereinafter called the Grantor, whose mailing address is _____ and _____ hereinafter called the Grantee, whose mailing address is _____

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollars (\$ 1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of Hillsborough, State of Florida, to wit:

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Grantor Signature

Printed Name

Printed Name

Witness Signature

Grantor Signature

Printed Name

Printed Name

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by _____, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public

(Notarial Seal)

Printed Name

My Commission Number: _____

My Commission Expires: _____

NotaryNode.io