



**RETURN TO:**

**NAME:**

**ADDRESS:**

**THIS INSTRUMENT WAS PREPARED BY:**

\_\_\_\_\_  
\_\_\_\_\_

File No.

**PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER(S):**

**SPECIAL WARRANTY DEED**

**This Special Warranty Deed** made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

by

whose marital status is:

hereinafter called the grantor, whose post office address is:

to

whose post office address is:

hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$\_\_\_\_\_ Dollars, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in the County of \_\_\_\_\_, and State of Florida, to wit:

This property [is] [is not] the homestead of the Grantor(s).

**TOGETHER** with all 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 said 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 said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witness Signature \_\_\_\_\_ (Seal)

Witness Printed Name \_\_\_\_\_

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

Witness Printed Name \_\_\_\_\_

Witness Signature \_\_\_\_\_ (Seal)

Witness Printed Name \_\_\_\_\_

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

Witness Printed Name \_\_\_\_\_

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

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ who is/are personally known to me or who has/have produced driver license(s) as identification.

\_\_\_\_\_

Printed Name:

[Notary Seal]

Notary Public

My Commission expires: