



VA Deed-Gift (Special Warranty)

This deed is exempt from recordation taxes pursuant to §58.1-811D of the Code of Virginia, 1950, as amended.

THIS DEED OF GIFT, made and entered into this _____ day of _____, 20_____, by and between DONOR, [marital status], Grantor, party of the first part, and DONEE, [marital status], Grantee, party of the second part, whose address is [address],

WITNESSETH:

That for and in consideration of the sum of _____ DOLLARS (\$_____) cash in hand paid, the receipt of which is hereby acknowledged by the party of the first part, [or, for and in consideration of the natural love and affection Donor bears for Donee,] the said party of the first part does hereby give, grant and convey with SPECIAL WARRANTY OF TITLE unto the said Donee the following described real estate, with improvements thereon and appurtenances t hereunto pertaining, to-wit:

[Insert property description]

[Include Joinder by Non-owning Spouse if applicable; Spouse, the non-owning spouse of the Grantor, joins in this deed of gift for the sole purpose of consenting to this conveyance and waiving any right to claim that the property hereby conveyed be included in any augmented estate created by §64.1-16.1 of the Code of Virginia, 1950, as amended. Spouse specifically does not assume or agree to be bound by any covenants or warranties herein contained.]

This conveyance is made subject to the easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

WITNESS the following signature and seal:

_____ (SEAL) Donor

_____ (SEAL) Spouse

State of _____, County of _____) ss

The foregoing instrument was acknowledged, subscribed and sworn to before me on _____ by _____.

Notary Public
My commission expires:

This instrument was prepared by _____