

Prepared By:

Name: _____

Address: _____

After Recording Return To:

Name: _____

Address: _____

Space above this line for recorder's use only

ARKANSAS SPECIAL WARRANTY DEED

STATE OF ARKANSAS

COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

_____ (\$_____) in hand paid to

_____, a _____, residing at

(hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to

_____, a _____, residing at

(hereinafter known as the "Grantee(s)") the following described real estate, situated in

_____ County, Arkansas, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

TOGETHER WITH all the improvements thereon and the appurtenances thereunto belonging
(the "Property").

Grantor(s) covenants with Grantee(s) that Grantor(s) will forever warrant and defend the title to
said lands against all claims and encumbrances done or suffered by it, but against none other.

TO HAVE AND TO HOLD, the Property aforesaid with all and singular, the rights, privileges, appurtenances, and immunities thereto belonging or in any wise appertaining unto the said Grantee(s) and unto Grantee(s)'s heirs, successors, and assigns forever, the said Grantor(s) hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor(s).

IN WITNESS WHEREOF, the Grantor(s) has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

Grantor's Signature

Grantor's Name

In Witness Whereof,

Witness's Signature

Witness's Name

STATE OF _____
COUNTY OF _____

Grantor's Signature

Grantor's Name

In Witness Whereof,

Witness's Signature

Witness's Name

On this _____ day of _____, 20____, before me, _____ a Notary Public, (or before any officer within this State or without the State now qualified under existing law to take acknowledgments), appeared the within named _____ (and _____), to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that (he, she, or they) had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this this _____ day of _____, 20____.

(Notary Public)

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