

**Tax Map and Parcel No.:** \_\_\_\_\_

**Prepared By:**

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

Address: \_\_\_\_\_

\_\_\_\_\_

**After Recording Return To:**

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

Address: \_\_\_\_\_

\_\_\_\_\_

*Space above this line for recorder's use only*

## DELAWARE SPECIAL WARRANTY DEED

STATE OF DELAWARE

SUSSEX COUNTY

This Special Warranty Deed made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ between \_\_\_\_\_ of \_\_\_\_\_, party of the first part and \_\_\_\_\_ of \_\_\_\_\_, party of the second part.

Witnesseth, that said party of the first part for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_), the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part the following described real estate, situated in Sussex County, Delaware, to-wit:

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

AND warrant the title to the same, against any challenge claiming by, through or under, the Grantor(s), but not otherwise.

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 said party of the first part hath hereunto set his hand and seal.

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

\

\_\_\_\_\_  
**Grantor's Signature**

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

Sealed and delivered in the presence of:

\_\_\_\_\_  
**Witness's Signature**

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State & ZIP

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

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

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this \_\_\_\_\_ (mm/dd/yyyy)

\_\_\_\_\_  
**Notary Public**

My Commission Expires: \_\_\_\_\_