

Parcel Number: _____

Prepared By:

Name: _____

Address: _____

After Recording Return To:

Name: _____

Address: _____

DELAWARE SPECIAL WARRANTY DEED

STATE OF DELAWARE

_____ 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 _____ County, Delaware, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

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

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: _____