|  |  |
| --- | --- |
| **Prepared By:**  Name: [PREPARER NAME]  Address: [PREPARER STREET ADDRESS]  [PREPARER CITY, STATE, ZIP] | *Space above this line for recorder’s use only*  **Mail Document, and Property Tax and Assessment Notices To:**  Name: [RECIPIENT NAME]  Address: [RECIPIENT STREET ADDRESS]  [RECIPIENT CITY, STATE, ZIP] |

**LOUISIANA SPECIAL WARRANTY DEED**

***“ACT OF SALE”***

STATE OF LOUISIANA

[PARISH NAME] PARISH

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

[AMOUNT (IN WORDS)] ($[AMOUNT (AS A NUMBER)]) in hand paid to

[VENDOR NAME(S)], a [VENDOR(S) MARITAL STATUS], residing at [VENDOR(S) STREET ADDRESS] (hereinafter known as the “Vendor(s)”) hereby grants, warrants, and conveys to [VENDEE NAME(S)], a [VENDEE(S) MARITAL STATUS], residing at [VENDEE(S) STREET ADDRESS] (hereinafter known as the “Vendee(s)”) the following described real estate, situated in [PARISH NAME] Parish, Louisiana, to-wit:

[ENTER PROPERTY 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 Vendor(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 Vendee(s) and unto Vendee(s)'s heirs, successors, and assigns forever, the said Vendor(s) hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Vendor(s).

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

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Vendor’s Signature Vendor’s Signature**

[VENDOR NAME] [VENDOR NAME]

Vendor’s Name Vendor’s Name

[VENDOR STREET ADDRESS] [VENDOR STREET ADDRESS]

Street Address Street Address

[VENDOR CITY, STATE, ZIP] [VENDOR CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

In Witness Whereof,

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)

**Witness’s Signature Witness’s Signature**

[WITNESS NAME] [WITNESS NAME]

Witness’s Name Witness’s Name

[WITNESS STREET ADDRESS] [WITNESS STREET ADDRESS]

Street Address Street Address

[WITNESS CITY, STATE, ZIP] [WITNESS CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

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

PARISH OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I, the undersigned, a Notary Public in and for said Parish, in said State, hereby certify that \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ whose names are signed to the foregoing instrument, and who are 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 Signature**

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