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| *Space above this line for recorder’s use only* | |
| **Prepared By:**  Name: [PREPARER NAME]  Address: [PREPARER STREET ADDRESS]  [PREPARER CITY, STATE, ZIP] | **After Recording Return To:**  Name: [RECIPIENT NAME]  Address: [RECIPIENT STREET ADDRESS]  [RECIPIENT CITY, STATE, ZIP] |

**NORTH DAKOTA SPECIAL WARRANTY DEED**

STATE OF NORTH DAKOTA

COUNTY OF [PROPERTY COUNTY]

This grant is made the [DAY (E.G., 22ND] day of [MONTH], in the year of [YEAR], between [GRANTOR NAME(S)], a [GRANTOR(S) MARITAL STATUS], with a mailing address of [GRANTOR(S) MAILING ADDRESS], of the first part, and [GRANTEE NAME(S)], a [GRANTEE(S) MARITAL STATUS], with a mailing address of [GRANTEE(S) MAILING ADDRESS] and a street address of [GRANTEE(S) STREET ADDRESS], of the second part.

WITNESSETH, that the party of the first part hereby grants to the party of the second part in consideration of [AMOUNT (IN WORDS)] ($[AMOUNT (AS A NUMBER)]), now received, all the real property situated in [COUNTY NAME] County, North Dakota, and described as follows:

[ENTER PROPERTY LEGAL DESCRIPTION HERE (OR ATTACH AND INSERT)].

The legal description was prepared by [LEGAL DESCRIPTION PREPARER NAME] of

[LEGAL DESCRIPTION PREPARER FULL ADDRESS] or obtained from a previously recorded instrument. *(This information is only required if the legal property description is provided in metes and bounds.)*

IN WITNESS WHEREOF, the party of the first part has executed and delivered this Grant Deed under seal as of the day and year first above written.

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

**Grantor’s Signature Grantor’s Signature**

[GRANTOR NAME] [GRANTOR NAME]

Grantor’s Name Grantor’s Name

[GRANTOR STREET ADDRESS] [GRANTOR STREET ADDRESS]

Street Address Street Address

[GRANTOR CITY, STATE, ZIP] [GRANTOR CITY, STATE, ZIP]

City, State & ZIP City, State & ZIP

|  |
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| I certify that the full consideration paid for the property described in this deed is  $[AMOUNT (AS A NUMBER)].  [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [MM/DD/YYYY]  **Grantor’s Signature Date**    [\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/) [MM/DD/YYYY]  **Grantor’s Signature Date** |

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

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

I, the undersigned, a Notary Public in and for said County, 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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_