

**Prepared By:**

Name: \_\_\_\_\_  
Capacity: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**After Recording Return To:**

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

Title insurance underwriter: \_\_\_\_\_

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

# VIRGINIA SPECIAL WARRANTY DEED

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_

This deed, made the \_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, between  
\_\_\_\_\_ (grantor(s)) and \_\_\_\_\_  
(grantee(s)), witnesseth: that in consideration of \_\_\_\_\_  
(\$ \_\_\_\_\_), the said grantor(s) does (or do) grant and convey with special  
warranty unto the said grantee(s), all:

*[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]*

*[WRITE COVENANTS HERE]*

Witness the following signature (or signatures):

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF \_\_\_\_\_, to wit:

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned Notary Public in and for the Commonwealth of Virginia, at large, personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the foregoing instrument for the purposes set forth herein.

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

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

Registration Number: \_\_\_\_\_