|  |  |
| --- | --- |
| **After Recording Return To:**Name: [RECIPIENT NAME]Address: [RECIPIENT STREET ADDRESS][RECIPIENT CITY, STATE, ZIP] |  |

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

**WEST VIRGINIA SPECIAL WARRANTY DEED**

STATE OF WEST VIRGINIA

[COUNTY] COUNTY

This deed made the [DAY] day of [MONTH] in the year [YEAR], between [GRANTOR NAME(S)] (grantor(s)) and [GRANTEE NAME(S)] (grantee(s)), witnesseth: That in consideration of [AMOUNT (IN WORDS)] ($[AMOUNT (AS A NUMBER)]), the said grantor(s) grants with special warranty unto the said grantee(s) the following described real estate, situated in [COUNTY NAME] County, West Virginia, to-wit:

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

[ENTER COVENANTS OR OTHER PROVISIONS].

Being the same tract or parcel of land conveyed to [CURRENT GRANTOR NAME] from [PREVIOUS GRANTOR NAME] by Deed dated the [DAY] day of [MONTH], [YEAR], and recorded in the Office of the Clerk of the County Commission of [COUNTY NAME] County, West Virginia, in Deed Book [BOOK NUMBER], at page [PAGE NUMBER], to which deed reference is here made for a more particular description of the property herein conveyed.

Witness the following signatures.

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](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

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**DECLARATION OF CONSIDERATION OR VALUE**(ONLY REQUIRED IF CONSIDERATION IS CONVEYED UNDER THIS DEED)

I hereby declare:

[ ]  The total consideration paid for the property conveyed by the document to which this declaration is appended is $[AMOUNT (AS A NUMBER)].

[ ]  The true and actual value of the property transferred by the document to which this declaration is appended is, to the best of my knowledge and belief $[AMOUNT (AS A NUMBER)].

[ ]  The proportion of all the property included in the document to which this declaration is appended which is real property located in West Virginia is \_\_\_%; the value of all the property is $[AMOUNT (AS A NUMBER)]; the value of real estate in West Virginia is $[AMOUNT (AS A NUMBER)].

[ ]  This deed conveys real estate located in more than one (1) county in West Virginia; the total consideration paid for, or actual cash value of, all the real estate located in West Virginia conveyed by this document is $[AMOUNT (AS A NUMBER)]; and documentary stamps showing payment of all of the excise tax on all of said real estate are attached to an executed counterpart of this deed recorded in [COUNTY NAME] County.

Given under my hand this [DAY] day of [MONTH], [YEAR].

Signed,

[\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_](http://esign.com/)
[INDICATE WHETHER GRANTOR, GRANTEE, OR OTHER]

Address: [SIGNEE STREET ADDRESS]

**This Instrument Was Prepared By:**

Name: [PREPARER NAME]

Address: [PREPARER ADDRESS]

[PREPARER CITY, STATE, ZIP]