

After Recording Return To:

Name: _____

Address: _____

Space above this line for recorder's use only

WEST VIRGINIA SPECIAL WARRANTY DEED

STATE OF WEST VIRGINIA

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) grants with special warranty unto the said

grantee(s) the following described real estate, situated in _____ County, West

Virginia, to-wit:

[WRITE LEGAL DESCRIPTION HERE OR ATTACH EXHIBIT A]

[WRITE COVENANTS OR OTHER PROVISIONS HERE]

Being the same tract or parcel of land conveyed to _____ from

_____, by Deed dated the ____ day of _____, _____,

and recorded in the Office of the Clerk of the County Commission of _____

County, West Virginia, in Deed Book _____, at page _____, to which deed reference is

here made for a more particular description of the property herein conveyed.

Witness the following signature(s).

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

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 \$_____.

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 \$_____.

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 \$_____; the value of real estate in West Virginia is \$_____.

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 \$_____; 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.

Given under my hand this ___ day of _____, 20__.

Signed,

Address: _____

This Instrument Was Prepared By:

Name: _____

Address: _____
