

**SPECIAL WARRANTY DEED**

THIS IS A SUGGESTED FORM OF A DEED RECOMMENDED BY THE REAL ESTATE SECTION OF THE VIRGINIA BAR ASSOCIATION (AND REPRINTED FROM THE FEE SIMPLE, A PUBLICATION OF THE REAL ESTATE SECTION OF THE VIRGINIA STATE BAR). THIS FORM IS NOT MANDATORY; OTHER FORMS ARE AVAILABLE. YOU SHOULD DETERMINE IF THIS FORM IS APPROPRIATE FOR YOUR TRANSACTION. IT IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, LEGAL ADVICE SHOULD BE OBTAINED BEFORE IT IS USED.

THIS DEED is made as of \_\_\_\_\_ (date), by and between \_\_\_\_\_ (seller's name(s), as Grantor(s) and \_\_\_\_\_ (buyer's name(s)), as Grantee(s). Grantee's address is: \_\_\_\_\_.

WITNESSETH:

That for and in consideration of the sum of \_\_\_\_\_ Dollars (\$\_\_\_\_\_), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) do(es) hereby grant and convey, with Special Warranty, unto the Grantee(s), the following described property located in the City/County of \_\_\_\_\_ Virginia (the "Property"):

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

WITNESS the following signature(s) and seal(s):

\_\_\_\_\_ (Seal)

STATE OF VIRGINIA

County/City of \_\_\_\_\_ to wit:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

This instrument was prepared by \_\_\_\_\_

Virginia Code § 17.1-223 requires that before an instrument can be recorded in Virginia “the first page of the document “must bear” an entry showing the name of either the person or the entity who drafted the instrument, except that papers or documents prepared outside of the Commonwealth shall be recorded without such an entry.”

Capitalize entire name. Underscore surname (last name) only of individuals. Virginia Code § 17.1-223. Indicate marital status of individual Grantor(s).

CONSIDERATION: should be stated at top of first page. [If the recording is exempt from recording tax, the following language should be inserted at the top of the first page: \_\_\_\_\_ TAX EXEMPTION PURSUANT TO CODE SECTION \_\_\_\_\_]

Virginia Code § 17.1-252 permits clerks to require that any deed or other instrument conveying or relating to an interest in real property bear in the left margin of the first page of the deed or other instrument the tax map reference number or numbers, or the parcel identification number (PIN) or numbers, of the affected parcel or parcels.

If Grantor is a corporation or partnership, use appropriate acknowledgement as provided in Virginia Code § 55-118.6.