

SPECIAL WARRANTY DEED

THIS DEED, made and entered into this ____ day of _____, 20____, by and between _____, a _____, with a mailing address of _____ of _____, the Grantor, and _____, a _____, with a mailing address of _____, the Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of "aaaaaaaa" Dollar*^{u+}, and other good and valuable consideration, paid by the Grantee, the receipt of which is hereby acknowledged, does by these presents **BARGAIN AND SELL, CONVEY AND CONFIRM** unto the Grantee, the Real Estate situated in the County of _____ and State of Missouri, and described as follows:

See Exhibit A Attached Hereto and Incorporated by Reference

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The said Grantor hereby covenanting that Grantor and its successors and assigns, shall and will **WARRANT AND DEFEND** the title to the premises unto the said Grantee, and to its successors and assigns forever, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however: (i) taxes not yet due and payable for the calendar year 20____ and thereafter and the special taxes becoming a lien after the date of this deed; (ii) all easements, conditions, restrictions, and other matters of record; (iii) matters which would be revealed by a survey or inspection of the Real Estate; and (iv) all zoning ordinances.

IN WITNESS WHEREOF, the said Grantor has executed these presents to be effective as of the day and year first above written.

Grantor:

By: _____

Printed Name: _____

Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

On this ____ day of _____, 20____, before me appeared _____ of _____, a _____, to me personally known, who, being by me duly sworn, did say that he is the _____ of _____, and that on behalf of said corporation, by authority of its board of directors, said _____ of _____ acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year above written.

Notary Public
Printed Name: _____

My Commission Expires:
