

This document was prepared by:

\_\_\_\_\_  
\_\_\_\_\_

Parcel ID Number: \_\_\_\_\_

### **SPECIAL WARRANTY DEED**

This Indenture, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**BETWEEN** \_\_\_\_\_ of \_\_\_\_\_ (hereinafter called the "Grantor(s)") of the one part, and \_\_\_\_\_ of \_\_\_\_\_ (hereinafter called the "Grantee(s)"), of the other part.

**WITNESSETH**, that in consideration of \_\_\_\_\_ Dollar(s), in hand paid, the receipt whereof is hereby acknowledged, the said Grantor(s) do hereby grant and convey unto the said Grantee(s) and Grantee(s) heirs and assigns, the following described land, situate, lying and being in the County of \_\_\_\_\_ and Commonwealth of Pennsylvania, to wit:

Being the same premises which \_\_\_\_\_ by deed dated \_\_\_\_\_ and recorded in the Office of the Recorder of Deeds in and for \_\_\_\_\_ County, Pennsylvania, in Record Book Volume \_\_\_\_, Page \_\_\_\_, granted and conveyed unto \_\_\_\_\_, Grantor hereof in fee.

**Together** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**AND** the Grantor(s) do hereby covenant to and with the said Grantee(s) that the said Grantor(s) is lawfully seized of the said land in fee simple; that the Grantor(s) has good right and lawful authority to sell and convey the said land; that Grantor(s) hereby warrants the title to the said land and will forever defend the same against the lawful claims of all persons claiming by, through or under Grantor(s).

**IN WITNESS WHEREOF**, the said Grantor(s) has/have caused these presents to be duly executed, the day and year first above written.

SEALED AND DELIVERED,

**In the Presence of:**

\_\_\_\_\_  
\_\_\_\_\_

State of Pennsylvania, County of \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_ known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument acknowledged that they/he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_

**Notary Public**

The precise address of the Grantee(s) is \_\_\_\_\_.

\_\_\_\_\_

On behalf of Grantee(s)

Record and mail to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_