

**Prepared By**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**After Recording Return To**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Space Above This Line for Recorder's Use

**VIRGINIA SPECIAL (LIMITED) WARRANTY DEED**

THIS DEED is made this \_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, between \_\_\_\_\_, as Grantor(s); and \_\_\_\_\_, as Grantee(s).

KNOW ALL PERSONS BY THESE PRESENTS, That \_\_\_\_\_, residing at \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_ ("**Grantor**"), in consideration of the sum of \_\_\_\_\_ dollars (\$\_\_\_\_\_) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, does hereby grant and convey unto \_\_\_\_\_, residing at \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_ ("**Grantee**"), the following described real property and premises, situate in \_\_\_\_\_ County, State of Virginia, to wit:

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

***[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]***

**TOGETHER WITH** all the improvements thereon and the appurtenances thereunto belonging (the "Property").



**AND** warrant the title to the same, against any challenge claiming by, through or under, Grantor, but not otherwise.

**TO HAVE AND TO HOLD** the Property unto Grantee, and to Grantee's heirs and assigns forever.

The grantor covenants that he/she will warrant specially the property hereby conveyed.

**IN WITNESS WHEREOF**, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year first above written.

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Signature

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Grantor's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip

**In Witness Whereof,**

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Signature

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Witness's Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State & Zip

\_\_\_\_\_  
City, State & Zip



STATE OF VIRGINIA)

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 is 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

My Commission Expires: \_\_\_\_\_

