

**FLORIDA SPECIAL WARRANTY DEED -
INDIVIDUAL GRANTOR(S)**

Prepared By: _____

Return To: _____

Property Appraiser's Parcel I.D. Number: _____

This Warranty Deed made this _____ day of _____, _____, by and

Between _____

,
hereinafter called the Grantor, whose mailing address is _____

and

hereinafter called the Grantee, whose mailing address is _____

WITNESSETH, that the Grantor, for and in consideration of the sum of \$ _____

and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, heirs, and assigns forever, all that certain parcel of land in the County of _____, State of Florida, to wit:

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

Grantor

Printed Name

Grantor

Printed Name

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, _____, by _____ who is personally known to me or who has produced _____ as identification.

Notary Public

(SEAL)

My Commission Expires: _____