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**DOCUMENT COVER SHEET**

Special Warranty Deed

**TITLE OF DOCUMENT:**

**DATE OF DOCUMENT:** \_\_\_\_\_, 20

**GRANTOR:** \_\_\_\_\_

\_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**GRANTEE:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LEGAL DESCRIPTION:** \_\_\_\_\_

**REFERENCE BOOK & PAGE:** \_\_\_\_\_ / \_\_\_\_\_

**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 \_\_\_\_\_ Dollars (\$\_\_\_\_\_), 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:

\_\_\_\_\_

**Exhibit A**