

**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  
COUNTY OF

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

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

(Notarial Seal)

\_\_\_\_\_  
Printed Name

My Commission Number:

My Commission Expires: