

## MARYLAND SPECIAL WARRANTY DEED

This Deed, made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between \_\_\_\_\_ (Grantor), with address at \_\_\_\_\_, party of the first part, and \_\_\_\_\_ (Grantee), with address at \_\_\_\_\_, party of the second part:

Witnesseth, that the Grantor, in consideration of \_\_\_\_\_\$, lawful money of the United States, paid by the Grantee, does hereby grant, convey, and release unto the said Grantee forever all its interest in the premises more particularly described as follows:

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

### (Description of Property and Recital of Title)

together with the appurtenances and all the estate and rights of the Grantor in and to said premises.

The Grantor hereby warrants to the Grantee the following:

1. The Grantor lawfully owns fee simple title to the premises;
2. The Grantor has the right to immediate possession of the premises;
3. The Grantor has good right to convey the premises to the Grantee; and
4. The premises is free from all encumbrances made by the Grantor.
5. Grantor will warrant specially the premises hereby granted.

The Grantor warrants and will defend the title to the premises unto the Grantee against all persons who may lawfully claim the same by, through, or under the Grantor, but no further or otherwise.

In witness whereof, the Grantor has hereunto set its hand and seal the day and year first above written.



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

\_\_\_\_\_  
Grantee's Signature

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

\_\_\_\_\_  
Grantee's Name

In the presence of:

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

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

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

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

\_\_\_\_\_  
Witness's Address

\_\_\_\_\_  
Witness's Address

### **Acknowledgement Of Notary Public**

State of Maryland}

} ss

City / County of \_\_\_\_\_}

On this day personally appeared before me \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are described in and who executed the foregoing instrument, and acknowledged that s/he signed the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and Notarial Seal, the \_\_\_\_\_th day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**NOTARY PUBLIC**

NOTARY PUBLIC in and for the State of Maryland

My commission expires \_\_\_\_\_

