

SPECIAL WARRANTY DEED

(Husband and Wife to an Individual)

THIS DEED, made this _____ day of _____, 20_____,
by and between _____ and _____,
husband and wife, as Grantors, and _____, as Grantee.

WITNESSETH: That, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, _____ and _____, Husband and Wife, hereinafter referred to as "Grantors", do hereby grant and convey, except as limited below, with SPECIAL WARRANTY, unto the said Grantee, _____, all of the following lands and property, together with all improvements located thereon, lying in the County of _____, State of West Virginia, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

AND BEING PART OF the same real estate conveyed to the Grantors herein by a deed dated _____, _____, of record in the Office of the Clerk of the County Commission of _____ County, West Virginia, in Deed Book _____ at Page _____.

SUBJECT TO all prior exceptions, reservations, covenants, restrictions, agreements, assessments, charges, conditions, easements, right-of-ways, mineral severances and limitations of use as have been imposed upon such property by the Grantor and its predecessors in title, and the covenant of special warranty set forth herein is limited by the same.

DECLARATION OF CONSIDERATION OR VALUE

The undersigned hereby declares that the consideration paid for the real estate conveyed by the document to which this declaration is attached is \$_____.

WITNESS Grantor's signatures this the _____ day of _____, 20_____.

Grantor

Type or Print Name

Grantor

Type or Print Name

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____ (date) by
_____ (name or names of person or persons
acknowledging).

Notary Public

Type or Print Name

My Commission Expires: _____

Prepared by and after Recording Return to:

Name:

Firm/Company:

Address:

Address 2:

City, State, Zip:

Phone:

Preparer's Signature: _____

Type or Print Name: _____

Warranty Deed

EXHIBIT A

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