

Form: Deed Special warranty with a vendors lien

PREVIEW

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

State of Texas
County of [Name]

Grantee: **PLEASE DO NOT COPY** [Name]

Grantor's Mailing Address: [Address]

Grantee: [Name]

Grantee's Mailing Address: [Address]

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property: See Exhibit A which is attached hereto

THIS DOCUMENT
Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights of way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor, but not otherwise.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become a simple deed.

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When the context requires, singular nouns and pronouns include the plural.

PREVIEW

NOTICE: This document was prepared based upon the information that was furnished to the document preparer by the parties. The document preparer has not made any independent title search nor has the preparer agreed to perform any services other than the preparation of this document.

EXECUTED on _____.

[Name] [Name]

State of Texas
County of [Name]

PLEASE DO NOT COPY

This instrument was acknowledged before me on _____ by [Name].

Notary Public, State of Texas

State of Texas
County of [Name]

This instrument was acknowledged before me on _____ by [Name]

THIS DOCUMENT

Notary Public, State of Texas

After recording return to:
[Name and address]

THANK YOU

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