

Prepared By and After Recording Return to:	Send Tax Statements to Grantee (Name and Address):
County Parcel Identification Number:	

SPECIAL WARRANTY DEED

THIS INDENTURE, made the _____ day of _____ 20____,

BETWEEN _____, hereinafter called the Grantor/party of the first part

and

_____, hereinafter called the Grantee/party of the second part,

WITNESSETH, that the said Grantor for and in consideration of _____ unto _____ (Grantor or Designee) well and truly paid by the said Grantee at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee and assigns, all of the following described property located in _____ County, Commonwealth of Pennsylvania, to wit:

[INSERT DESCRIPTION]

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever, unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor as

well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the said hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said Grantee, his/her heirs and assigns, to and for the only proper use and behoof of the said Grantee, his/hers heirs and assigns forever.

AND, the said Grantor for his/her heirs and assigns, does by these presents, covenant, promise, and agree, to and with the said Grantee, his/her heirs and assigns that the said Grantor, his/her heirs and assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee, heirs and assigns, against the said Grantor his/her heirs and assigns, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under him, her, them, it, shall and will subject as aforesaid, **SPECIALLY WARRANT AND FOREVER DEFEND.**

NOTICE - THIS DOCUMENT MAY NOT/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE/HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND, THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P. L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

IN WITNESS WHEREOF, the said Grantor(s) have caused these presents to be duly executed dated the day and year first above written.

Sealed and Delivered

IN THE PRESENCE OF US:

Grantor

Type or Print Name

NOTICE THE UNDERSIGNED, AS EVIDENCED BY THE SIGNATURE(S) TO THIS NOTICE AND THE ACCEPTANCE AND RECORDING OF THIS DEED, (IS/ARE) FULLY COGNIZANT OF THE FACT THAT THE UNDERSIGNED MAY NOT BE OBTAINING THE RIGHT OF PROTECTION AGAINST SUBSIDENCE, AS TO THE PROPERTY HEREIN CONVEYED, RESULTING FROM COAL MINING OPERATIONS AND THAT THE PURCHASED PROPERTY, HEREIN CONVEYED, MAY BE PROTECTED FROM DAMAGE DUE TO MINE SUBSIDENCE BY A PRIVATE CONTRACT WITH THE OWNERS OF THE ECONOMIC INTEREST IN THE COAL. THIS NOTICE IS INSERTED HEREIN TO COMPLY WITH THE BITUMINOUS MINE SUBSIDENCE AND LAND CONSERVATION ACT OF 1966.

PARTY OF THE SECOND PART

WITNESS:

Grantee

Type or Print Name

Type or Print Name

Commonwealth of Pennsylvania
County of _____

On this, the _____ day of _____, 20____ before me the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that he or she executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

Title of Officer

My Commission Expires:

DEED

GRANTORS:

To

GRANTEE:

PREMISES:

Grantor(s) Name, Address and phone:	Grantee(s) Name, Address and Phone:

