SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this _____ day of _____ 200____ by and between (name of Agency) whose mailing address is_____, as Grantor, and (Insert Name of Buyer) whose address is **(**Insert address**)** _____, as Grantee(s).

WITNESSETH: that the Grantor, for and in consideration of the sum of $(Insert amount in number and words), lawful money of the United States of America, to it in hand paid by the Grantee(s), the receipt whereof is hereby acknowledged, does grant, bargain, sell, and convey to the Grantee(s), all of the following described property situated in _____ to wit;

SEE ATTACHED EXHIBIT "A"
(Insert Legal Description of Property)

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee(s), his successors and assigns, in fee simple forever.

THE GRANTOR covenants to **specially warrant** the title to the property against any claim arising from the case of The United States of America vs. (name of court Order and case number) in the United States District Court, District of (name and state). The United States has done nothing to encumber the property nor has it conveyed any right, title or interest while owner of the property.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and seal, by its proper officer thereunto duly authorized the day and year first above written.

SEAL

UNITED STATES OF AMERICA
ACTING BY AND THROUGH THE
(name of Agency)

BY: _____
Name of Agent
Title
Agency
Address
Case No.

Signed and Sealed In Our Presence

_____
Witness

_____
Witness

STATE OF _____

COUNTY OF_____

This instrument was acknowledged before me the _____ day of _____, 200_____, by
NAME OF AGENT, TITLE AND AGENCY.

WITNESS my hand and official seal.

_____
Notary Public

SAMPLE