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**After recording return to:**

Title of Document:	Special Warranty Deed
Date of Document:	
Grantor:	
Grantor Mailing Address:	
Grantee:	
Grantee Mailing Address:	
Legal Description	
Reference	

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, ("Grantor") to  
\_\_\_\_\_, ("Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the following described lots, tracts or parcels of land (the "**Property**"), lying, being and situated in the County of \_\_\_\_\_, State of Missouri:

Legal Description:

Address:

together with all of Grantee's right, title and interest in and to all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO (i) those matters of title (the "Permitted Exceptions") set forth on **Exhibit A** attached hereto and incorporated herein by reference, (ii) any and all liens not yet delinquent for real property taxes and for general and special assessments against the Property for the current year and subsequent years; (iii) all laws and ordinances, including zoning ordinances affecting the Property, and (iv) any liens or encumbrances created by Grantee.

TO HAVE AND TO HOLD the Property unto said Grantee and its successors and assigns forever, and Grantor will warrant and defend the title to the Property conveyed hereby unto said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through and under Grantor, but none other.



**Exhibit A**

**Permitted Exceptions**