

SPECIAL WARRANTY DEED

Date: _____, 20____

Grantor: _____, a _____ Company

Grantor's Mailing Address: _____

Grantee: _____, a _____ Company

Grantee's Mailing Address: _____

Consideration: _____ Dollars and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

KNOW ALL MEN BY THESE PRESENTS:

That _____, a _____ company, party of the first part, in consideration of the sum of _____ and No/100 dollars and other valuable consideration to it in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto _____, a _____ company, _____ County, State of _____, to-wit:

Legal description

Mail Tax Statement to:

together with the improvements thereon and the appurtenances thereunto belonging, and warrants the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature arising by, through or under the party of the first part (and not otherwise), SUBJECT to easements, covenants, restrictions, rights of ways and other matters of record and to the lien of taxes and assessments not

yet due and payable, those exceptions shown on Exhibit "A" attached hereto, and LESS AND EXCEPT any oil, gas and other minerals and all rights incident thereto, previously reserved or conveyed of record.

[Signatures on following page]

TO HAVE AND TO HOLD said described premises unto the said party of the second part,
its successors and assigns forever.

Signed and delivered this _____ day of _____, 20____.

_____,
a _____ company

By: _____,
a _____ company
Its: _____

By: _____,
a _____
Its: _____

By: _____
Name: _____
Title: _____

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

EXCEPTIONS

1. Xxx
2. Xxx
3. Xxx
4. Xxxx