Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver’s license number.

Special Warranty Deed

**Date**:

**Grantor**:

**Grantee**:

**Consideration**: Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property** (including any improvements):

**Reservations from Conveyance**:

**Exceptions to Conveyance and Warranty**: This conveyance is made and accepted subject to all taxes and assessments by any taxing authority for the year       and subsequent years, and any and all homeowners’ association and district fees and assessments (the payment of which taxes, fees and assessments are hereby assumed by Grantee to the extent, and as required by the purchase agreement between Grantor and Grantee); all easements and other encumbrances, rights of way, restrictions, covenants, oil and gas leases, mineral interests and water rights reserved or conveyed, and other matters shown on the community plat or otherwise of public record; all conditions and matters that an accurate survey or inspection of the Property would disclose; and all zoning and building codes and other governmental laws, rules and restrictions. In addition, this conveyance is made and accepted subject to any and all conditions, restrictions, mineral and royalty reservations, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of       County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee’s heirs, successors, and assigns forever. Grantor binds Grantor and Grantor’s heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee’s heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

State of Texas §

 §

County of Bexar §

This instrument was acknowledged before me on      , 20      by      .

 Notary Public, State of Texas

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| --- | --- |
| AFTER RECORDING, RETURN TO:      | PREPARED BY: |