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How to Complete an Arizona Special Warranty Deed

Special Warranty Deed • A.R.S. § 33-402

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT RECORD THIS PAGE.

About this form. A special warranty deed guarantees title only against problems the seller created while owning the property. It is common for sales by banks, builders, estates and trusts.

1. **Fill in the recording box (top left of Page 1)**
   Who requested recording and where to return it. Leave the rest of the top 2 inches blank for the Recorder.
2. **Complete the Affidavit of Property Value line**
   Attach the Department of Revenue's Affidavit of Property Value, or write the exemption paragraph under A.R.S. § 11-1134(B).
3. **Copy names and the legal description from the vesting deed**
   Use the APN and the exact legal description, not just the street address.
4. **Choose how the grantee holds title**
   Sole and separate, community property, survivorship, or tenants in common.
5. **Sign before a notary**
   Every signer appears before the notary with a current photo ID. Do not sign ahead of time.

Signing requirements: Each grantor (owner) signs before a notary. Print at 100% (not "fit to page") so the 2-inch top margin stays clear for the County Recorder (A.R.S. § 11-480).

After It's Signed

- Record the original with the County Recorder in the county where the property is located.

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Have questions about your Special Warranty Deed? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**.

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Recording requested by and when recorded return to:

Space above this line reserved for the County Recorder

SPECIAL WARRANTY DEED

State of Arizona

☐ An Affidavit of Property Value is attached (A.R.S. § 11-1133).

☐ Exempt from the Affidavit of Property Value under A.R.S. § 11-1134(B), paragraph:

Exemption paragraph number and short description

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Grantor(s) — full name(s)

Marital status (e.g., a married woman, an unmarried man)

do hereby convey to

Grantee(s) — full name(s)

Grantee(s), continued, and mailing address

to hold title (check one):

☐ as sole and separate property

☐ as community property

☐ as community property with right of survivorship

☐ as joint tenants with right of survivorship

☐ as tenants in common

the following real property situated in

County

City or town

Assessor’s parcel number (APN)

County, Arizona, described as follows:

Legal description (copy exactly from the vesting deed, or write “See Exhibit A attached”)

Property address (for reference only)

SUBJECT TO: current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the grantor herein and no other, subject to the matters set forth above.

Date signed

X

Grantor signature

Grantor printed name

X

Grantor signature

Grantor printed name

ACKNOWLEDGMENT

STATE OF ARIZONA

COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (name(s) of person(s) acknowledging).

X

Signature of Notary Public

Notary Public (printed name)

My commission expires

Commission number

(Notary seal)