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How to Complete a Pennsylvania Special Warranty Deed

Special Warranty Deed • 21 P.S. § 6

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

About this form. The special warranty deed is the most common deed in Pennsylvania sales. The seller guarantees only that nothing the seller did while owning the property harmed the title.

1. **Fill in the recording box (top of Page 1)**
   Who prepared it, where to return it after recording, and the parcel (UPI) number. Leave the right side blank for the Recorder.
2. **Copy names and the legal description from the prior deed**
   Grantor names should match how title is held now. Copy the legal description exactly; do not use only the street address.
3. **Complete the derivation (“Being”) clause**
   The prior deed’s date, recording date, and book and page or instrument number.
4. **Sign before a notary**
   Every grantor signs in front of the notary. Do not sign ahead of time. Bring a current photo ID.
5. **Grantee completes the Certificate of Residence**
   Recorders refuse deeds without the grantee’s address certificate.

Signing requirements: Each grantor signs before a notary (acknowledgment). Witnesses are optional. Recorders generally require a 3-inch top margin on page 1, so print at 100% (no “fit to page”).

After It’s Signed

- Record the deed with the Recorder of Deeds in the county where the property is located and pay realty transfer tax (state and local), unless an exclusion applies.
- Pennsylvania does not allow transfer-on-death deeds for real estate. A joint tenancy deed or a living trust are common alternatives.
- Check your county’s formatting rules and fees before recording; some counties certify the UPI number first.

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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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UPI / Tax Parcel No.:

Prepared By:

Return To:

SPECIAL WARRANTY DEED

Commonwealth of Pennsylvania

THIS INDENTURE, made the date written below,

Date of deed (day, month, year)

BETWEEN

Grantor(s) — full name(s) and marital status, as shown on the prior deed

Grantor(s), continued

(hereinafter called the “Grantor”), **AND**

Grantee(s) — full name(s)

Grantee(s), continued

(hereinafter called the “Grantee”).

WITNESSETH, that in consideration of the sum stated below, lawful money of the United States of America, unto the Grantor well and truly paid by the Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee, the Grantee’s heirs, successors and assigns,

Amount of consideration in words

$

The Grantee shall hold title (check one):

- ☐ as sole owner
- ☐ as tenants by the entireties (married couple)
- ☐ as joint tenants with the right of survivorship, and not as tenants in common
- ☐ as tenants in common

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon erected, situate in

Municipality (township / borough / city) | County

Commonwealth of Pennsylvania, bounded and described as follows:

Legal description (copy exactly from the prior deed, or write “See Exhibit A attached and made a part hereof”)

Property address (for reference) | UPI / tax parcel no.

BEING the same premises which the following grantor(s), by deed dated and recorded as shown below in the Office of the Recorder of Deeds of the county named above, granted and conveyed unto the Grantor named in this deed (or the Grantor’s predecessor in title):

Prior grantor(s) | Prior deed date

Recorded on (date) | Book / page or instrument no.

UNDER AND SUBJECT to all easements, restrictions, covenants and conditions of record, if any.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the Grantee, the Grantee’s heirs, successors and assigns, to and for the only proper use and behoof of the Grantee, the Grantee’s heirs, successors and assigns, forever.

AND the Grantor, for the Grantor and the Grantor’s heirs, executors, administrators, successors and assigns, does by these presents covenant, promise and agree, to and with the Grantee, the Grantee’s heirs, successors and assigns, that the Grantor has not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever, and that the Grantor will **WARRANT SPECIALLY** the property hereby conveyed (21 P.S. § 6).

NOTICE — THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.)

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed the day and year first above written.

Sealed and delivered in the presence of (optional):

X _____
Witness (optional)

X _____
Grantor signature (SEAL)

Witness printed name

Grantor printed name

X _____
Witness (optional)

X _____
Grantor signature (SEAL)

Witness printed name

Grantor printed name

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

This record was acknowledged before me on _____ (date) by _____ (name(s) of individual(s)).

X _____
Signature of notarial officer

Title of office (e.g., Notary Public)

My commission expires

Commission number

(Notary seal)

CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence and complete post office address of the grantee(s) is:

Grantee residence and post office address

X

Signature of grantee or person acting on grantee's behalf

Date

Printed name

REALTY TRANSFER TAX

Actual consideration ($)

Transfer tax paid ($)

☐ This transfer is claimed to be excluded from Pennsylvania realty transfer tax under 72 P.S. § 8102-C.3, paragraph:

Paragraph and reason for exclusion (a Statement of Value, form REV-183, is usually required)