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How to Complete Your Texas Special Warranty Deed

Special Warranty Deed (Texas Property Code Chapter 5)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. A special warranty deed transfers real property with a **limited promise**: the grantor defends title only against claims that arose **by, through, or under the grantor**, not claims from earlier owners. It is common in commercial and investor sales.

1. **Fill in the parties (Page 1)**
   Enter the full legal names and mailing addresses of the grantor (current owner) and grantee (new owner). Texas law requires the grantee's mailing address on the deed.
2. **Describe the property (Page 1)**
   Copy the **full legal description** exactly from your current deed (lot, block, subdivision, county, and plat reference, or metes and bounds). A street address alone is not enough.
3. **Reservations and exceptions (Page 1)**
   List any mineral reservations, easements, or existing liens, or write "None." If unsure, speak with an attorney or title company.
4. **Sign in front of a notary (Page 2)**
   Do not sign ahead of time. Each grantor signs before the notary with a current, government-issued photo ID. If the property is a **homestead**, both spouses must sign, even if only one is on title.

After It's Signed

- Record the original with the county clerk in the county where the property is located. Recording gives public notice and protects the new owner.
- Notify the county appraisal district and apply for any homestead exemption in the new owner's name.
- A deed form does not prove who owns the property or whether there are liens. For a sale or loan, a title company and title insurance are strongly recommended.

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Have questions about this document? To consult with an attorney, contact **Gavrilov & Brooks Law Firm** at **(916) 504-0529** or **www.gavrilovlaw.com**. Main headquarters: 2315 Capitol Avenue, Sacramento, CA 95816.

This form is provided as a free convenience. First Choice Mobile Notary & Apostille is not a law firm, and a notary public who is not an attorney cannot give legal advice or help you decide what to write on this form. These instructions are general information only and are not legal advice. If you have questions about your situation, consult a licensed Texas attorney. © 2026 First Choice Mobile Notary & Apostille. All rights reserved. This form may be filled in and printed for personal use; it may not be copied, altered, or redistributed for commercial purposes.

(Space reserved for county clerk recording information)

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.

After recording, return to:

Name

Mailing address (street, city, state, ZIP)

SPECIAL WARRANTY DEED

Date

Grantor:

Name(s) of grantor

Grantor's mailing address (including county)

Grantee:

Name(s) of grantee and manner of holding title, if any

Grantee's mailing address (including county)

Consideration:

Ten dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged.

Property (including any improvements):

The following real property located in

County

State

Legal description (attach Exhibit A if more space is needed)

Commonly known as (street address, for reference only)

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Reservations from Conveyance:

Exceptions to Conveyance and Warranty:

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.

X
Grantor

Printed name

X
Grantor (or spouse joining as to homestead)

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §

**COUNTY OF § **

This instrument was acknowledged before me on

Date

by (name of grantor(s))

X
Notary Public, State of Texas

(Notary seal)

Notary's printed name

Notary ID number

My commission expires

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