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How to Complete Your Utah Special Warranty Deed

Special Warranty Deed (Utah Code 57-1-12.5)

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

About this form. A Utah special warranty deed warrants title only against claims arising **by, through, or under the grantor**. It is common for sales by banks, builders, estates, and companies.

1. **Fill in the top boxes (Page 1)**
   Enter where to mail the recorded deed and the grantee's address for tax notices (Utah requires the grantee's mailing address), plus the tax parcel number.
2. **Parties and property (Pages 1–2)**
   Enter the grantor and grantee, and copy the full legal description exactly from the current deed.
3. **Sign before a notary (Page 3)**
   Each grantor signs before the notary with a current, government-issued photo ID. Printed names appear under each signature, as Utah recorders require.

After It's Signed

- Record the original with the county recorder of the county where the property is located.
- If water rights or water shares are conveyed with the property, Utah requires a Water Rights Addendum to be filed with the deed.
- These form pages follow strict recording standards (wide top margin, 10-point black type) so county recorders readily accept them.
- 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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Need legal advice about this Utah document? Gavrilov & Brooks Law Firm has a Utah-licensed attorney, with attorneys licensed in other states as well. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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SPECIAL WARRANTY DEED

(Utah Code 57-1-12.5)

When recorded, mail to:

Name and address

Mail tax notice to:

Name and address of grantee

Tax ID / Parcel number

Name(s) of grantor(s)
grantor, of

City, county, and state of grantor
hereby **CONVEYS AND WARRANTS against all who claim by, through, or under the grantor**, to

Name(s) of grantee(s)

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grantee, of

Mailing address of grantee

as joint tenants with full rights of survivorship (if more than one grantee)

for the sum of TEN DOLLARS and other good and valuable consideration,
the following described tract of land in

County
State of Utah:

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

Property address (for reference)

SUBJECT TO easements, restrictions, and rights of way of record or enforceable in law or equity, general property taxes for the current year, and the following (write "None" if none):

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WITNESS the hand of said grantor(s) this day of month and year

X _____
Grantor

Printed name

X _____
Grantor

Printed name

NOTARY ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF)

On this day of (month and year)

before me, the undersigned notary public, personally appeared

name of grantor(s)

proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to this instrument, and acknowledged that he/she/they executed the same. Witness my hand and official seal.

X _____
Notary Public

(Notary seal)

Notary's printed name

Commission number

My commission expires

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