

Michigan Special Warranty Deed

A Michigan Special Warranty Deed is a legal document used to transfer ownership of real property (like land or a home) from one party (the grantor) to another (the grantee), with limited warranty of title.

? Key Features of a Michigan Special Warranty Deed:

- **Limited Guarantee:** The grantor guarantees that they **have not done anything to impair the title during their ownership**, but **makes no promises about the condition of the title before they owned the property.**
- **Compared to Other Deeds:**
 - ? **Warranty Deed (General Warranty):** Offers **full protection**—guarantees the title is clear for all time, even before the grantor owned it.
 - ? **Quitclaim Deed:** Offers **no protection**—transfers whatever interest the grantor may have (if any), with no title warranties.
 - ? **Special Warranty Deed:** Offers **protection only for the time the grantor owned the property.**

✓ Common Uses:

- Property sales between businesses or investors
- Transfers from a builder to a buyer
- Commercial real estate deals
- Situations where the grantor is willing to warrant only their own actions, not the property's full title history

? Michigan Legal Requirements:

Under Michigan law:

- The deed must be in writing
- It must identify the grantor and grantee
- Must describe the property being transferred
- Must be signed by the grantor and notarized
- Must be recorded with the **Register of Deeds** in the county where the property is located

SAMPLE

This Special Warranty Deed is made this ___ day of _____, 20, by and between:

Grantor:

[Name of Grantor(s)]

[Address of Grantor(s)]

to

Grantee:

[Name of Grantee(s)]

[Address of Grantee(s)]

RECITALS

For valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby grants and conveys to the Grantee, **with special warranty covenants**, the following described real property situated in the County of _____, State of Michigan:

Legal Description:

(Attach Exhibit A if necessary)

Parcel ID No.: _____

Together with all tenements, hereditaments, and appurtenances thereto belonging or in any way appertaining.

LIMITED WARRANTY OF TITLE

The Grantor warrants that **Grantor has not done or suffered anything whereby the title to the premises hereby conveyed has been encumbered**, and that Grantor will **defend the title against the lawful claims and demands of all persons claiming by, through, or under Grantor**, but not otherwise.

SIGNATURES

Signed and delivered this ___ day of _____, **20**.

[Grantor's Signature]

[Typed Name of Grantor]

STATE OF MICHIGAN

COUNTY OF _____

On this ___ day of _____, **20**, before me personally appeared _____, known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public, State of Michigan

County of _____

My Commission Expires: _____

Acting in the County of _____

Drafted by:

[Name]

[Address]

When recorded return to:

[Name]

[Address]