

HOUSE BILL NO. HB0160

Special warranty deeds.

Sponsored by: Representative(s) Brown and Pelkey and  
Senator(s) Perkins

A BILL

for

1 AN ACT relating to property, conveyances and security  
2 transactions; providing for special warranty deeds;  
3 providing for the effect of a special warranty deed; and  
4 providing for an effective date.

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6 *Be It Enacted by the Legislature of the State of Wyoming:*

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8 **Section 1.** W.S. 34-2-136 and 34-2-137 are created to  
9 read:

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11 **34-2-136. Form of special warranty deed.**

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13 Conveyances of land may be substantially in the following  
14 form:

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Special Warranty Deed

A. B., grantor, (here insert name or names and place of residence), for and in consideration of (here insert consideration) in hand paid, conveys and specially warrants against all who claim by, through, or under the grantor, but against none other, to C. D., grantee, (here insert grantee's name or names and place of residence) the following described real estate (here insert description) situate in the county of ....., state of Wyoming.

Dated this .... day of .... A.D. ....

..... A.B.

**34-2-137. Form of special warranty deed; effect.**

(a) Every deed in substance in the form prescribed in W.S. 34-2-136, when otherwise duly executed, shall have the effect of:

(i) A conveyance in fee simple to the grantee, the grantee's heirs, and assigns, of the property named in

1 the special warranty deed, together with all the  
2 appurtenances, rights and privileges belonging to the  
3 property; and

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5 (ii) A covenant from the grantor that:

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7 (A) The granted property is free from all  
8 encumbrances made by that grantor; and

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10 (B) The grantor will forever warrant and  
11 defend the title of the property in the grantee, the  
12 grantee's heirs and assigns against any lawful claim and  
13 demand of the grantor and any person claiming or to claim  
14 by, through, or under the grantor, but against none other.

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16 (b) Any exceptions to a covenant described in  
17 paragraph (a)(ii) of this section, may be inserted in the  
18 deed following the description of the land.

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20 **Section 2.** This act is effective July 1, 2015.

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(END)