

Vacant Land Contract Deeds

Statutory Warranty Deed

A statutory warranty deed is also called a general warranty deed. It fully warrants title to the property being conveyed against any and all claims. It offers the broadest warranty of any of the deeds. It is called a statutory warranty deed because a form for it is set out in the Florida Statutes. Statutory warranty deeds are used in most residential real estate transactions in Florida.

Special Warranty Deed

A special warranty deed gives only a limited warranty of title. It warrants the title but only against claims of people who are claiming by, through, or under the grantor in the deed. There is no statutory form for a special warranty deed in Florida. Special warranty deeds are frequently used in commercial real estate transactions and in deeds from developers of condominiums or subdivisions.

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The logo for setco SERVICES, L.L.C. features the word "setco" in a lowercase, white, sans-serif font. A stylized white leaf icon is positioned above the letter "o". Below "setco", the words "SERVICES, L.L.C." are written in a smaller, uppercase, white, sans-serif font. The entire logo is set against a green background that curves upwards from the bottom of the page.

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