**Tax Map No.**

This Special Commissioner's Deed made and entered into this day of , 20\_\_ by and between , Special Commissioner, Party of the First Part; and and , husband and wife, as tenants by the entirety with common law right of survivorship, Parties of the Second Part.

W I T N E S S E T H

WHEREAS, by decree entered by the Circuit Court of the County of , Virginia on , in the chancery cause of , Guardian for , Incompetent Plaintiff, v. , Incompetent, et al., Chancery No. , which decree was recorded on in the office of the Clerk of the Circuit Court of the County of , Virginia in Chancery Book No. at Page , was appointed Special Commissioner for the purpose of selling the hereinafter described real estate of , incompetent; and

WHEREAS, the Special Commissioner entered into and executed bond, with corporate surety, in the sum and penalty of ($ ) for the faithful performance of his duties as Special Commissioner as is required by the aforesaid decree; and

WHEREAS, by said decree entered by the court on , recorded in Chancery Order Book at Page , the offer of and to purchase the real estate was accepted, approved, ratified and confirmed, and the Special Commissioner was ordered, upon the receipt of the balance of the purchase price, to convey the said real estate by good and sufficient deed with special warranty of title to and ; and

WHEREAS, the said purchasers have paid the balance of the purchase price in the amount of $ to the Special Commissioner; and

WHEREAS, the person on whose behalf this conveyance is made is , incompetent, as by statute provided.

NOW, THEREFORE, in consideration of the premises and the sum of ($ ), cash in hand paid, the receipt of which is hereby acknowledged by the Party of the First Part, the said Party of the First Part does hereby grant, bargain, sell and convey with Special Warranty of Title unto and , husband and wife, as tenants by the entirety with common law right of survivorship, the following described real estate:

WITNESS the following signature and seal:

Seal

Special Commissioner

Commonwealth of Virginia :

County of Fairfax, to wit:

I, the undersigned, a Notary Public in and for the jurisdic­tion aforesaid, do hereby certify that , who is personally known to me individually and as Special Commissioner, appeared before me on the day of 20\_\_ and executed the foregoing Deed as Special Commissioner pursuant to decree of this Court entered on , 20\_\_ in Chancery No. and acknowledged the execution thereof to be his act and deed for the purposes contained therein.

Given under my hand and seal this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

My Commission Expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_