Both [General Warranty Deeds](https://www.rocketlawyer.com/form/warranty-deed.rl) and [Special Warranty Deeds](https://www.rocketlawyer.com/document/special-warranty-deed.rl) can be used for real estate sales where a property, either residential or commercial, is transferred between parties unfamiliar with each other. Ownership of a property is transferred from the seller to the buyer with certain guarantees against future problems or claims, which protect the buyer against fraud. The difference between a [Warranty Deed](https://www.rocketlawyer.com/form/warranty-deed.rl) and [Special Warranty Deed](https://www.rocketlawyer.com/document/special-warranty-deed.rl) is the extent of the coverage of the warranty.

Both types of Warranty Deeds ([Special](https://www.rocketlawyer.com/document/special-warranty-deed.rl) and [General](https://www.rocketlawyer.com/form/warranty-deed.rl)) guarantee the buyer:

* That the seller owns the title
* That the seller is legally allowed to sell the property
* That the property has not already been sold
* That the property is free of debt or other claims (aside any mentioned in the deed)
* That the seller is responsible for any problems/faults with the property

However, where the guarantees in a [Warranty Deed](https://www.rocketlawyer.com/form/warranty-deed.rl) cover the property's entire history, the [Special Warranty Deed](https://www.rocketlawyer.com/document/special-warranty-deed.rl) only covers the period of time for which the seller owned it. While the seller in a [Warranty Deed](https://www.rocketlawyer.com/form/warranty-deed.rl) must defend the title against all other claims and compensate the buyer for any unsettled debts or damages, the seller in a [Special Warranty Deed](https://www.rocketlawyer.com/document/special-warranty-deed.rl) is only responsible for debts and problems accrued or caused during his ownership of the property.