

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ _____

PARCEL IDENTIFIER NO. _____

VERIFIED BY Mecklenburg COUNTY ON THE _____ DAY OF _____, 20 _____

THIS INSTRUMENT WAS PREPARED BY: _____

RETURN TO: _____

BRIEF DESCRIPTION FOR THE INDEX: _____

THIS DEED made this ____ day of _____, 20__ by and between

GRANTOR	GRANTEE
Mailing Address: _____	Mailing Address: _____ Property Address: _____

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the _____ County, North Carolina, and more particularly described as follows:

Legal Description

All or a portion of the property herein conveyed (___) includes or (___) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book _____ at Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book _____ at Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Insert Typed Name (SEAL)

STATE OF _____

COUNTY OF _____

I, the undersigned, certify that the following persons personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument in the capacity indicated above: **Insert Typed Name**

Date: _____

My Commission Expires: _____

Signature of Notary: _____

Printed Name of Notary: _____