

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	
Parcel ID:	
Mail/Box to:	
Prepared by:	
Brief description for the Index:	

THIS SPECIAL WARRANTY DEED (“Deed”) is made on the ____ day of _____ 20____, by and between:

GRANTOR	GRANTEE

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of _____, _____ Township, _____ County, North Carolina and more particularly described as follows (the “Property”):

All or a portion of the Property was acquired by Grantor by instrument recorded in Book _____ page _____.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Name:

Entity Name

Name:

By: _____

Name:

Title:

Name:

Name:

By: _____

Name:

Title:

STATE OF _____, COUNTY OF _____

I _____, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the _____ day of _____ 20____ each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): _____

Affix Notary Seal/Stamp

Notary Public (Official Signature)

My commission expires: _____