SAMPLE ONLY (consult an attorney-at-law before using this form)

NORTH CAROLINA GENERAL WARRANTY DEED

Mail after recording to_____

This instrument prepared by _____

Brief description for the index _____

THIS DEED made this the _____ day of _____**,** in the year_____, by and between

GRANTOR		**GRANTEE**
	+	
	+	
	+	
	+	
	+	
	+	
	+	
	+	
	+	

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, that certain lot or parcel of land situated in _____ Township, _____ County, North Carolina, and more particularly described as follows:

Grantor acquired the property hereinabove described by instrument recorded in Deed Book ____at page ____. A map showing the above-described property is recorded in Map 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 the lawful claims of all persons whomsoever, except for the exceptions stated. Title to the property hereinabove described is subject to the following exceptions:

ANY AND ALL OF PUBLIC RECORD

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

_____ _____(Seal)
(Corporate Name)

BY: _____ _____(Seal)
Authorized agent

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF NORTH CAROLINA
COUNTY OF _____

I, a Notary Public, of said State and County aforesaid, do hereby certify that_____ grantor(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the grantor(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a _____or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this _____day of _____, in the year _____.

_____
Notary Public Official Signature

(seal or stamp)

_____
Notary Printed or Typed Name

My commission expires:_____

STATE OF NORTH CAROLINA
COUNTY OF_____

I, a Notary Public, in and for the State and County aforesaid, do hereby certify that _____ personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent's identity, by current state or federal identification with the authorized agent's photograph in the form of a _____ or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this _____day of _____, in the year _____.

_____
Notary Public Official Signature

(seal or stamp)

_____
Notary Printed or Typed Name

My commission expires:_____